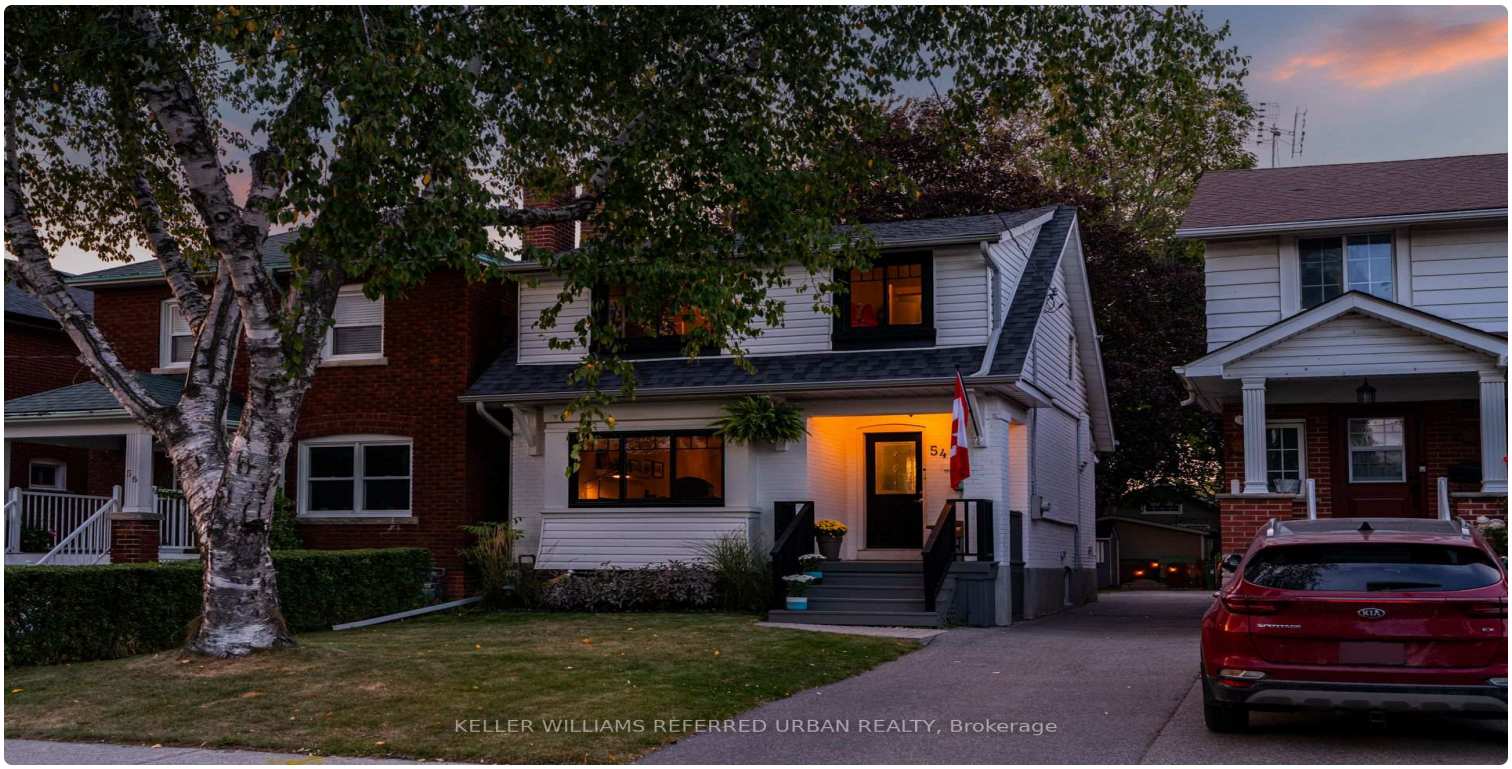



FOR SALE | DETACHED | MLS# W14138770

# 54 Albani Street, Toronto, ON M8V 1X2

Mimico, Toronto · M8V 1X2

## C$ 998,000

| 3 | 2 | 1,300 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

This Modern Farmhouse Stunner By The Lake Could Be Yours! So Much Value I Don't Even Know Where To Start! Let's Go With How Ideally Located It Is On A Quiet One-Way Family-Friendly Street! No... Let's Begin With How Gorgeous The Traditional Charm (Wainscotting, Stained-Glass Windows, Etc.) W/ Modern Features/Finishes Throughout. Actually... How About We Get Started By Talking About The Open Concept Main-Floor Layout W/ Incredible Family Room Rear Addition! Potential To Build On Top Of This To Gain A Primary Ensuite & W/I Closet Upstairs. Wait... Did I Mention The Secluded Backyard Oasis? Surrounded By Beautiful Character Homes? Surely I Mentioned The Walking Distance To Shops/Cafes/Resto's Along Lake Shore Village? And Humber Bay Shores W/ Scenic Waterfront Views? Mimico GO Station & Mimico Village W/ San Remo Bakery, Revolver Pizza & Jimmy's Coffee? Hold On... Did I Bring Up The Curb Appeal? I Must Have Highlighted The Short 10-15 Min Commute To Downtown/Airport... Right? Honestly... I Would Tell You All About How Incredible This Opportunity Is... But I Wouldn't Even Know Where To Start! Carson Dunlop Pre-List Inspection Report Available. Don't Miss Out On This Amazing Opportunity!

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

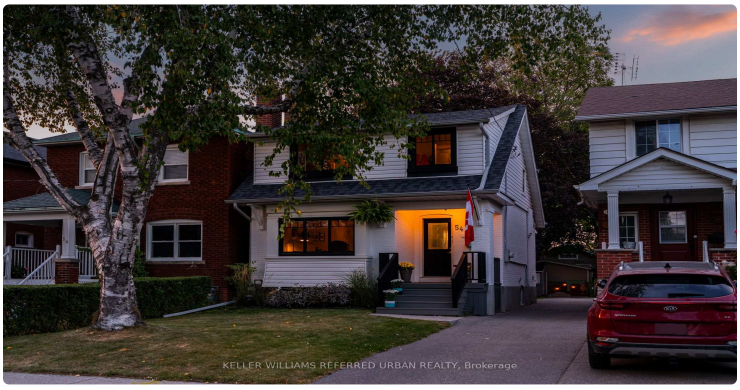
| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Partially Finished |
| FACING | North |
| AREA RANGE | 1100-1500 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $4,773 |
| POSTAL CODE | M8V 1X2 |
| NEIGHBOURHOOD | Mimico |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Combined w/Dining, Hardwood Floor, Brick Fireplace |
| Kitchen | Main | — | Renovated, Stainless Steel Appl, Ceramic Floor |

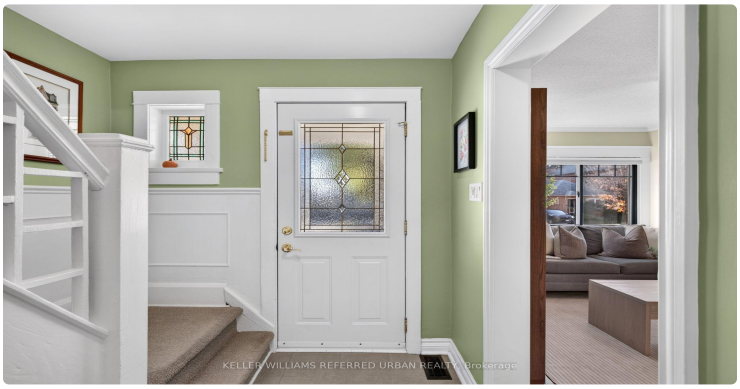
| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Hardwood Floor, Open Concept, W/O To Deck |
| Primary Bedroom | Second | — | Double Closet, Hardwood Floor, Overlooks Garden |
| Bedroom 2 | Second | — | Closet, Hardwood Floor |
| Bedroom 3 | Second | — | Hardwood Floor, Window |
| Recreation | Lower | — | 3 Pc Bath, Laundry Sink |

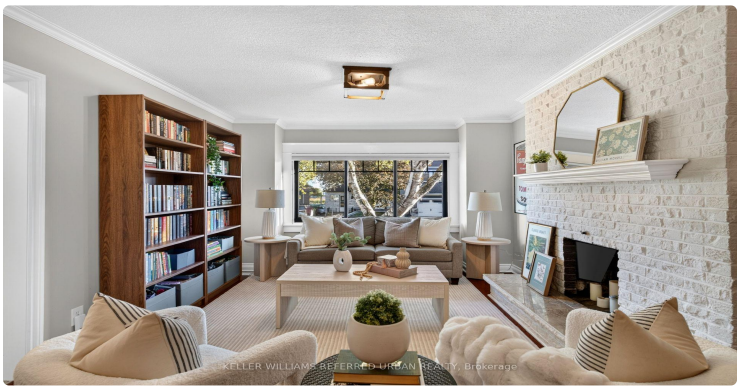
# GALLERY


KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage


54
KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage


KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

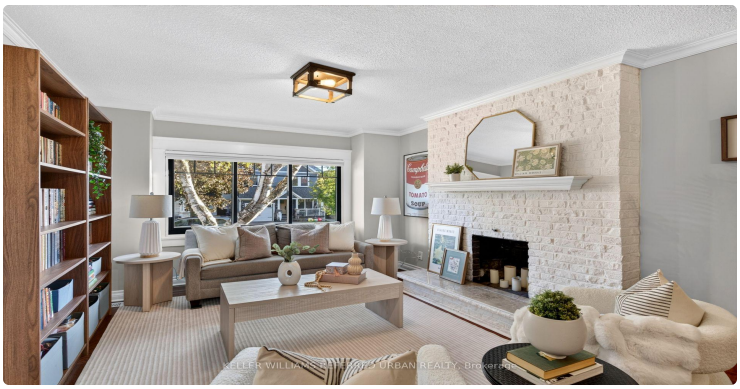

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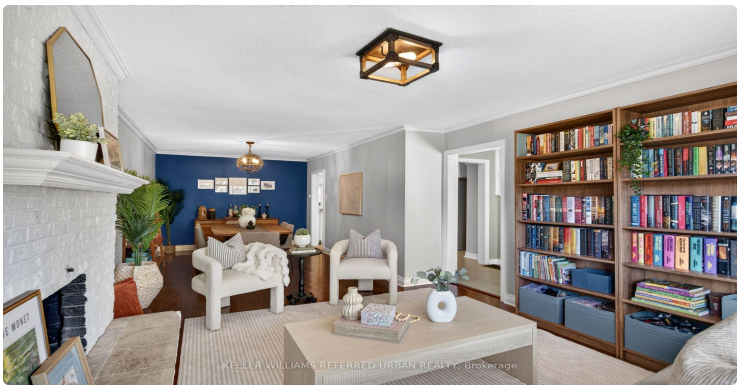

Campbell's
TOMATO
SOUP
KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

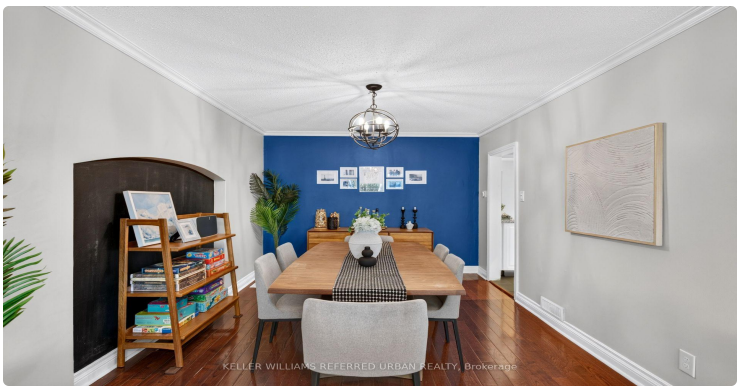

CLAUDE MONET
KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

















## LISTING AGENT


### Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

**Email:** pshaganenko@gmail.com



Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.