

FOR LEASE | DETACHED | MLS# W14141592

2606 Lake Shore Boulevard W, Toronto, ON M8V 1G4

Mimico, Toronto · M8V 1G4

C$ 5,995/mo

4	5	1,750	5	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Sizzle And Spice & Everything Nice On Lake Shore Blvd West!Located East Of Royal York Road Opposite The Consulate General Of Poland, This Superbly Renovated Single-Family Residence Is On The 24-Hour 501 Queen Streetcar, A Short Stroll Or Cycle To Everything Nature At Mimico Waterfront Park, And A Convivial Place To Coffee Klatch With Friends At Birds & Beans Cafe. Recently Renovated Top To Bottom, This Handsome Detached 3-Bedroom + Den Residence With Fully Finished Lower Level Sits On A Generous 50 X 104 Foot Lot With Double Driveway And Attached Single-Car Garage. The Spectacular Open-Plan Main Floor With Powder Room Features A Dreamy Kitchen With A Waterfall Island, Stainless Steel Appliances, And Gas Cooking, Plus A Walk-Out To A Sun-Drenched Northwest-Facing Private Fenced Garden. Upstairs, The Primary Bedroom Has A Luxe 5-Piece Ensuite, 2 Additional Bedrooms With 3-Piece Family Bath, And An Open Den Or WFH Office. The Generous Lower Level Includes A Media Room, 2 Additional Bedrooms Perfect For Guests, Multi-Generational Living Or Your Moody Teens And A 3-Piece Washroom With Rain Shower. For Those Seeking The Ideal Trifecta Of Location, Space And Condition, This Residence Is Vacant And Ready For Immediate Possession By A Triple AAA Tenant.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Level
- ✓ Marina
- ✓ Public Transit
- ✓ Lake/Pond
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
POSTAL CODE	M8V 1G4
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Hardwood Floor, South View
Dining Room	Main	—	North View, Combined w/Living, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stone Counters, Stainless Steel Appl, Open Concept
Primary Bedroom	Second	—	5 Pc Ensuite, Double Closet, North View
Bedroom 2	Second	—	South View, Hardwood Floor, Recessed Lighting
Bedroom 3	Second	—	Hardwood Floor, Closet, South View
Den	Second	—	NW View, Open Concept, Juliette Balcony
Recreation	Lower	—	Stone Floor, Recessed Lighting, Open Concept
Kitchen	Lower	—	Open Concept, Stone Floor, Stainless Steel Appl
Bedroom	Lower	—	North View, Vinyl Floor, Recessed Lighting
Bedroom 4	Lower	—	North View, Recessed Lighting, Vinyl Floor
Bedroom	Lower	—	Vinyl Floor, Recessed Lighting, West View
Utility Room	Lower	—	Separate Room, Concrete Floor, Unfinished
Bedroom 5	Lower	—	Vinyl Floor, West View, Recessed Lighting
Utility Room	Lower	—	Separate Room, Unfinished, Concrete Floor
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GALLERY


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2606


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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.