

\$1,399,000 - 83 Evans Avenue, Toronto (mimico)

MLS® #W12468739

\$1,399,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Mimico, Toronto (mimico), Ontario

Welcome to 83 Evans Avenue, Toronto - an elegant raised bungalow on a rare 49' x 125' lot that blends classic curb appeal with refined old-world charm; the main floor offers three well-proportioned bedrooms including a bright primary bedroom, a welcoming living and dining area with large windows and a functional kitchen suited to everyday family life. Descend to a fully finished basement that reads like a thoughtfully curated European retreat, where graceful arches, textured stonework and a dramatic stone feature wall frame with a built-in bar, and a gas fireplace anchors a warm, intimate gathering space perfect for entertaining or quiet evenings. Finishes and detailing throughout the lower level evoke an old-world aesthetic married to modern comfort, offering flexible living space for a media room, home office or guest suite while providing abundant storage and laundry. A dedicated cold storage room adds practical utility for seasonal goods and pantry needs. Outside, the deep, private lot with mature trees includes a garden shed, a charming gazebo, driveway parking and an attached garage, creating generous outdoor and parking options with room to expand. A welcoming front porch enhances the home's curb appeal and provides a perfect spot to enjoy the neighborhood setting. Nestled close to schools, parks, transit and shopping, this property delivers comfortable single-level living with exceptional lower-level accommodations and timeless character - book your private



showing today. (id:6289)

Essential Information

Listing #	W12468739
Price	\$1,399,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	83 Evans Avenue
Subdivision	Mimico
City	Toronto (mimico)
Province	Ontario
Postal Code	M8Z1H7

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Gazebo
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water meter, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	49 x 125 FT
Foundation	Concrete, Block

Listing Details

Listing Office SAM MCDADI REAL ESTATE INC.



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Listing information last updated on October 27th, 2025 at 1:01am PDT