



NEIGHBOURHOOD GUIDE

Etobicoke, Toronto

City of Toronto | August 2026 edition

Etobicoke covers Toronto's west end, from the lakeshore condominium corridor at Humber Bay to the mature, tree-lined streets of Kingsway and Islington-City Centre. It attracts buyers who want detached housing and yard space without leaving the city.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Etobicoke

Etobicoke covers Toronto's west end, from the lakeshore condominium corridor at Humber Bay to the mature, tree-lined streets of Kingsway and Islington-City Centre. It attracts buyers who want detached housing and yard space without leaving the city.

KNOWN FOR

Landmarks across Toronto

- CN Tower & Harbourfront - The waterfront condo corridor that sets the tone for downtown pricing.
- Distillery District - Heritage brick lanes anchoring the east downtown lofts and boutique buildings.
- St. Lawrence Market - Weekend anchor for St. Lawrence, Corktown and Old Town buyers.
- High Park - 400 acres that carry a real premium for west-end families.
- Toronto Islands - Ferry-access parkland that keeps waterfront demand steady year-round.
- Yonge & Bloor - The transit crossroads where two subway lines meet the luxury market.

LIFESTYLE

Everyday life in Etobicoke

HOUSING

Post-war bungalows and side-splits, custom rebuilds, waterfront condominium towers along Lake Shore Boulevard, and townhome enclaves near Islington and Royal York.

SCHOOLS

Served by TDSB and TCDSB schools, including several long-established high schools. Verify catchment by address before purchasing.

PARKS & RECREATION

Humber Bay Park, Marie Curtis Park, Centennial Park and the Humber River trail system.

TRANSIT & COMMUTING

Line 2 subway stops at Kipling, Islington and Royal York, GO Transit at Mimico and Long Branch, and quick access to the Gardiner and Highway 427.



SHOPPING & AMENITIES

Sherway Gardens, Bloor West Village retail, and the growing lakeshore restaurant strip.

THE UPSIDE

What buyers like about Etobicoke

- Detached homes with real lot sizes
- Strong highway and airport access
- Waterfront parkland and trails

WEIGH CAREFULLY

What to know before you commit

- Lot sizes and rebuild potential vary widely street to street
- Lakeshore condo supply can be deep - building selection matters

ASK FOR THE CURRENT MONTH

How the Toronto market is behaving

Board figures for Toronto are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Etobicoke

If you're buying

Toronto buyers usually compete on two fronts: freehold homes in established residential pockets where offer dates are still common, and condominium suites where negotiation, maintenance fees, status certificates and building history matter far more than list price. Kaitlynn helps you shortlist by commute, school catchment and long-term resale rather than by photos alone, and reviews building financials before you commit on a condo.

If you're selling

Selling in Toronto is about presentation and timing. Buyers here are comparing your home against very polished competition, so preparation, photography, floorplans and launch timing meaningfully affect the



result. Kaitlynn builds a pricing strategy based on the last comparable sales within your pocket, not the broader city, then markets to both local buyer agents and out-of-area buyers.

COMMON QUESTIONS

Etobicoke questions answered

Is Etobicoke good for families?

Many pockets are specifically popular with families for lot sizes, parks and school access. Kaitlynn can shortlist streets that match your school and commute priorities.

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*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Etobicoke trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

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