

Condo Property Feature & Value Report

PROPERTY ADDRESS

3402 - 7 Mabelle Ave, Etobicoke, ON M9A 4Y1

PROPERTY TYPE

Condo Apartment

FLOOR / UNIT LEVEL

34

SQUARE FOOTAGE

700

LIST PRICE

\$569,950

PROPERTY TAX / YEAR

\$2,986.19

MAINTENANCE FEE / MONTH

\$559.75

BEDROOMS / BATHROOMS

2 Bedrooms/2 Bathrooms

PARKING / LOCKER

1 Parking / 1 Locker

PREPARED BY / DATE

Peter Luo - Re/Max Realtron | 2026-03-19

LOCATION & NEIGHBOURHOOD

TRANSIT & COMMUTE

Walk Score / Walkscore Rating *Walk Score 96, Walker's Paradise*

TTC Subway / GO Train - Walking Distance *Islington Station*

LIFESTYLE & AMENITIES

Grocery Stores Within Walking Distance

Restaurants, Cafes & Entertainment Nearby

Proximity to Major Shopping (Mall / Retail) *Bloor West*

Parks, Trails & Waterfront Access

Top-rated schools

Boutique shops

EDUCATION & NEIGHBOURHOOD QUALITY

Proximity to Schools (Elementary / High School)

Universities / Colleges Nearby

BUILDING QUALITY & AMENITIES

BUILDING PROFILE

Developer Reputation & Build Quality	Tridel
Year Built / Age of Building	2020
TSCC / MTCC - Well-Managed Corporation	
Reserve Fund - Adequately Funded	
No Special Assessments on Record	

SECURITY & CONCIERGE

24-Hour Concierge Service	
Secured Entry / Fob / Card Access	
Visitor Parking Available	can book dedicate 24 Hours parking for over night visitors
Courier Room	secure package lockers. https://www.luxerone.com/
Mailbox room	

INDOOR AMENITIES

Gym / Fitness Centre - Well-Equipped	
Indoor Pool / Hot Tub / Sauna	pool with Sauna room, Steam room, change rooms with locker
Yoga / Spin / Aerobic Studio	Spin Studio + Yoga Studio
Party Room / Event Space	
Guest Suite Available for Visitors	
Billiards Room	

■ Indoor Basketball Court	<i>Open 24/7</i>
■ Large Dining Lounge	<i>can accommodate 150 people</i>
■ Dining Room	<i>can accommodate 50 people</i>
■ Entertainment Lounge	
■ Game Room	
■ Theatre	<i>can accommodate 18 people</i>

BUILDING SYSTEMS & UTILITIES

■ Individual Thermostat / Suite-Controlled Temp	
■ Rogers / Bell / Internet Pre-Wired or Included	<i>Rogers Internet included</i>
■ Elevators - Number & Wait Time Reasonable	

UNIT FEATURES & FINISHES

LAYOUT & SPACE

■ Unit Size - Square Footage (Interior)	<i>700SQFT</i>
■ Functional Layout - Minimal Wasted Space	
■ Open-Concept Living / Dining Area	
■ Split Bedroom Layout (Privacy Between Bedrooms)	
■ In-Suite Laundry (Full-Sized)	
■ High Ceilings (9ft / 10ft+)	<i>9 Ft Ceiling</i>
■ Laundry Room	<i>Washer & Dryer</i>
■ Unit with security system	

VIEW & EXPOSURE

■ Floor Level - Higher Floor Premium

■ Unobstructed View (City / Lake / Park / Ravine)

■ Corner Unit - Extra Windows & Light

North West Corner Unit

■ Balcony / Terrace / Juliet Balcony

KITCHEN

■ Kitchen - Quality of Cabinetry & Finishes

Modern cabinetry

■ Stone / Quartz / Granite Countertops

Quartz Countertops

■ Stainless Steel / Integrated Appliances

S.S Fridge, Stove, Dishwasher, Cooktop, Microwave

■ Ceiling Track Lights

■ Kitchen Combine with /Living Room

5.1M X 3.63M (16'9" X 12')

BEDROOMS

■ Primary Bedroom - Size & Proportions

3.12M X 2.79M (10'3" X 9'2")

■ Primary Bedroom - Ensuite Bathroom

4-piece ensuite

■ Primary Bedroom - Walk-In Closet / Ample Storage

Walk in Closet

■ Second Bedroom - Functional Size (Full Bed Fit)

2.90M X 2.66M (9'6" X 8'9")

■ Split Bedroom Layout (Bedrooms on Opposite Sides)

FINISHES & UPGRADES

■ Floor-to-Ceiling Windows

■ Brand New Blomberg Washer

PARKING & LOCKER

Owned Parking Spot Included

Premium Park Spot P2-36, Just beside entrance

Owned Locker Included

Full size Locker P1-119

ADDITIONAL REMARKS

Welcome to Suite 3402 at Islington Terrace - a stunning high-floor corner suite perched on the 34th floor of one of Etobicoke's most prestigious Tridel-built addresses. This beautifully appointed 2-bedroom, 2-bathroom split layout offers an exceptional living experience, combining thoughtful design with resort-calibre amenities in a Walker's Paradise location. From the moment you step inside, you are greeted by soaring 9-ft ceilings, floor-to-ceiling windows, and a luminous open-concept living and dining area bathed in natural light. The northwest corner position delivers sweeping, unobstructed views of the city and lake - a breathtaking backdrop you will never tire of. The sleek modern kitchen features quartz countertops, stainless steel appliances including fridge, stove, dishwasher, cooktop, and microwave, along with contemporary cabinetry and ceiling track lighting, creating an ideal space for cooking. The primary bedroom is a true sanctuary, featuring a private 4-piece ensuite bathroom and a generous walk-in closet. The second bedroom is positioned on the opposite side of the unit - a true split layout that ensures maximum privacy for both occupants. The unit is also equipped with its own security system for added peace of mind. Dryer /brand new Blomberg washer. One premium owned parking spot and one full-size owned locker are included. Rogers internet is included. Building amenities are truly world-class: 24-hour concierge, indoor pool with sauna room and steam room, spin studio, yoga studio, indoor basketball court open 24/7, theatre for 18 people, entertainment lounge, game room, large dining lounge for 150 guests, private dining room for 50, guest suites, and three terrace clubs with BBQ. Steps to Islington TTC Station. Walk Score 96. Minutes to Bloor West Village's finest shops, cafes, and parks. A rare opportunity to own a high-floor corner suite in a landmark Etobicoke address. Steps to high Schools.