

Etobicoke

Toronto's west end — waterfront living, established family streets, and some of the fastest subway and GO access in the city.

GTA · 2026 EDITION

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O V E R V I E W

Etobicoke at a glance

Etobicoke is Toronto's western borough, bordered by the Humber River and Etobicoke Creek. It offers a mix rarely found this close to downtown: waterfront condos, established detached streets, and direct subway access, all with a more suburban feel than the downtown core.

Region	City of Toronto (West End)
Avg. price, West Mall area (early 2026)	~\$733,545
Detached homes, premium pockets	\$1.5M-\$2M+
Mimico waterfront condos	\$750K-\$900K
Home styles	Detached, semis, condos, bungalows
Commute	TTC Line 2, GO Lakeshore West, 427/QEW/401/Gardiner

T H E M A R K E T

Where things stand

Etobicoke generally carries a higher price tag than Mississauga, largely due to its Toronto address and direct subway access. Detached homes in premium pockets can sell well over \$1.5 million, with waterfront luxury pushing past \$2 million, while condos remain a realistic entry point for first-time buyers.

Like the rest of the GTA, conditions have eased from the pandemic-era peak: homes are taking longer to sell and buyers have more room to negotiate than in past years, particularly outside the most in-demand waterfront and subway-adjacent pockets.

GOOD TO KNOW: LAND TRANSFER TAX

Etobicoke is part of the City of Toronto, so buyers pay both the provincial Ontario land transfer tax and an additional municipal Toronto land transfer tax — unlike Peel Region cities such as Mississauga and Brampton. First-time buyers may qualify for a combined rebate of up to \$8,475.

Neighbourhoods to know

Mimico & Humber Bay Shores

A fast-evolving waterfront community mixing historic homes with modern high-rises; the Mimico GO station reaches Union Station in about 15 minutes.

The Kingsway & Edenbridge

An established, upscale enclave known for large lots, mature streets, and some of Etobicoke's top school catchments.

Islington-City Centre West

Known as the "Downtown of Etobicoke" — the TTC subway terminus and a major GO bus hub, now surrounded by a growing condo skyline.

Long Branch

A lakeside village feel with waterfront parks and trails, popular with buyers who want a small-town pace inside the city.

Getting around & daily life

Etobicoke is anchored by TTC Line 2 (Kipling, Islington, Royal York stations) and four GO Transit stations (Mimico, Long Branch, Kipling, Etobicoke North) on the Lakeshore West line. Highways 427, 401, 409, and the QEW/Gardiner all run through the area, and Pearson Airport is under 20 minutes away — a big part of why Etobicoke draws buyers priced out of downtown who still want fast access to it.

Who Etobicoke suits best

- Downtown Toronto buyers who want more space without giving up transit
- Mississauga, Oakville, and Burlington families looking for a shorter commute into the city
- First-time buyers who want calmer, more established neighbourhoods with a real community feel
- Professionals who want quick access to both downtown and Pearson Airport

Thinking about Etobicoke? Let's talk.

Every neighbourhood has its own rhythm, and the best way to find your fit is a real conversation. Whether you are buying, selling, or just exploring Etobicoke, I am always happy to share what I know — with honest advice, no pressure, and no obligation.

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