



Nuvo 2 at Essex

2 Beds & 2 Baths & 1 Parking Space & Stunning South Views
& Islington-City Centre West

25 Viking Lane, Etobicoke
Suite 250



Islington-City Centre West

& 2 Beds

& 2 Baths

& 1 Parking Space

& Taxes: \$2,798 / 2025

& 843 Sq Ft

& \$651/Month Condo Fee

(Excludes Cable, Internet, Heat, and Hydro)



Scan the QR code
to explore the full photo
gallery, floor plans,
and REEL video to
fully appreciate this
exceptional condo.

WELCOME TO SUITE 250
25 VIKING LANE, ETOBICOKE

Surrounded by greenery.
Steps to everything.
And a terrace you won't
believe.

Some condos simply feel like home the moment you walk through the door — and this is one of them. Meticulously maintained and loved by the same owner since 2017, this spacious 2 bedroom, 2 bathroom suite offers a rare combination of indoor comfort, incredible outdoor space and one of Etobicoke's most convenient locations.

The Suite

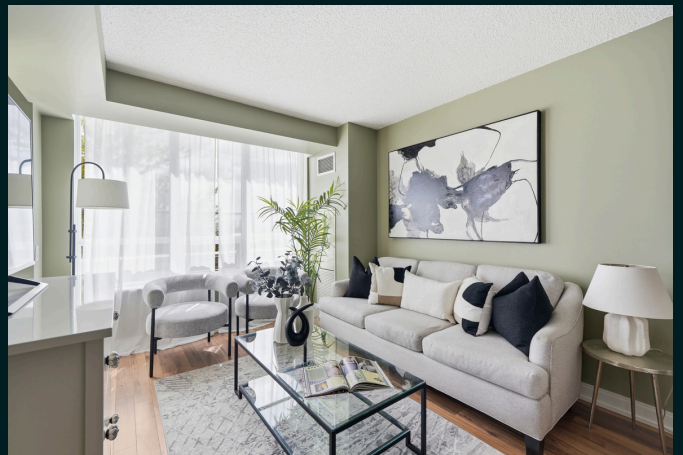
Inside, beautiful treetop views and greenery fill every room, creating a peaceful feeling that's hard to find in the city. Step outside and the showstopper awaits — an incredible approximately 300 sq. ft. south-facing private terrace with a BBQ gas hookup, water hookup and full Toronto city views.

Living & Dining Room:

- Bright and spacious living and dining areas with laminate flooring and beautiful treetop views.
- Large windows bring greenery into the home and create a peaceful backdrop from inside the suite.
- Plenty of room for both a comfortable living area and a true dining space.

Kitchen:

- Recently renovated kitchen with beautiful countertops, contemporary cabinetry and new appliances.
- Thoughtfully designed with plenty of prep space and storage for everyday living.
- Bright, modern and completely move-in ready.







Comfortable Primary Bedroom:

- Spacious and peaceful primary bedroom surrounded by treetop views and natural light.
- Custom built-in closet organizers provide fantastic storage.
- Convenient ensuite bathroom.

Second Bedroom:

- A true second bedroom with beautiful greenery outside the window.
- Perfect for guests, family or a dedicated home office.
- Custom built-in closet organizers.

Terrace:

- An incredible approximately 300 sq. ft. private south-facing terrace — a truly rare find in condo living.
- BBQ gas hookup and water hookup make this outdoor space incredibly functional.
- Plenty of room to create separate dining, lounging and entertaining areas.
- Enjoy treetop views by day and full Toronto city views beyond.
- It feels less like a condo balcony and more like your own private backyard in the city.



The Building

25 Viking Lane offers an impressive collection of amenities designed for wellness, entertaining and everyday convenience. Even better, Suite 250's rarely offered second-floor location gives you easy access to the building's beautiful landscaped gardens — simply walk down the hall and outside.

- Concierge
- Visitor parking
- Fully equipped gym
- Bike storage lockers
- Guest suites
- Virtual golf room
- Stunning party room
- Private theatre room
- Billiards room
- Indoor pool
- Sauna, hot tub
- EV chargers can be installed!

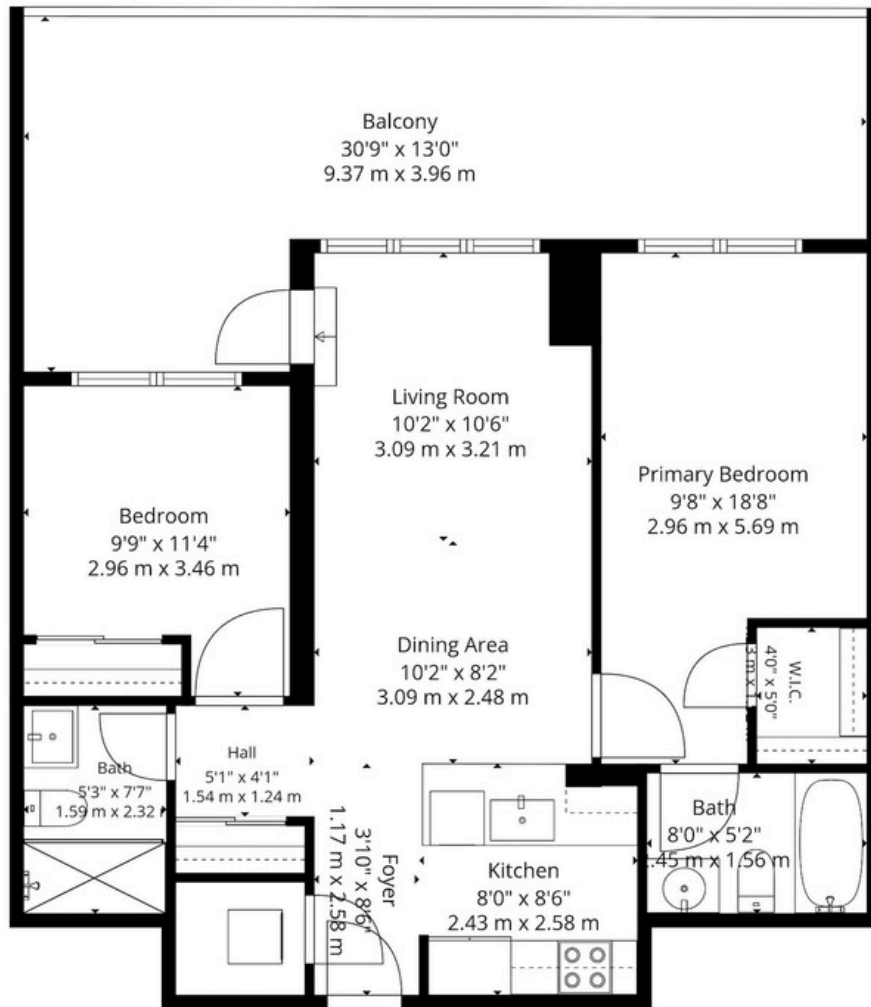
Location, Location, Location!

Everything you need is just minutes from home. Kipling Station and Farm Boy are both approximately a 5-minute walk away, with easy access to GO Transit, MiWay and major highways.

Leave the car parked and enjoy connected Etobicoke living — then come home to peaceful treetop views, greenery from every room and your incredible 300 sq. ft. private terrace.



The Floor Plans



**FLOOR PLAN AREA:
843 SQ. FT.**

IN SOUTH ETOBICOKE
**MELISSA
EMOND**

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