



FOR LEASE

DUPLEX

MLS# C13606346

# 205 Ridley Boulevard, Toronto, ON M5M 3M4

Bedford Park-Nortown, Toronto · M5M 3M4

C\$ 3,700/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 3        | 2         | 1,750 | 2       | 51-99     | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Visit the REALTOR website for further information about Listing. CRICKET CLUB / LAWRENCE PARK / ARMOUR HEIGHTS \*\*\* 2-STOREY, 1st and 2nd floors of centre-hall-plan, 3 Bedroom, 2 Bathroom, 160sm (1,725sf), Duplex House, with multiple renovations.\*\*\* Oak floors throughout. Cork floors in Kitchen, Breakfast, and Laundry. Slate floor in Vestibule.\*\*\* Stone-slab counter-tops in Kitchen, with almost-new dishwasher, stove+oven, and refrigerator. Almost-new front-loading, Miele washer and dryer in main-floor Laundry.\*\*\* Large rooms, with huge windows, and well-designed light-fixtures.\*\*\* Large closets in all Bedrooms, including Primary BR walk-in closet. 2 closets in the Upper Hallway; walk-in pantry in Breakfast, and a closet in Vestibule.\*\*\* Large property with many mature, tall, trees, and surrounded with cedar and deciduous hedges; which provide significant visual and acoustic privacy.\*\*\* Large west+north yard and gardens include the wood glider and bbq patio, and the classical stone table and benches.\*\*\* East yard and gardens include table and chairs, patio, and wood shed to safely store bicycles, etc.\*\*\* Walking distance to all destinations along upper Avenue Road; including retail, grocery, restos+bars, cafes, personal-services, medical-dental, pharmacies, banks, daycare, Library+Community Centre, gas-stations, LCBO, Cricket Club.\*\*\* Adjacent TTC bus, and nearby TTC York Mills, and Wilson, subway stations, and Hwy 401.\*\*\* Schools nearby: John Wanless PS; Armour Heights JSPS; St. Andrews SPS; Glenview SPS; Lawrence Park CI; York Mills CI; Loretto Abbey; Toronto French School; Havergal; BSS; UCC; St. Mike's; CHAT; Bialik; Robbins; DND / CAF Military Staff College; YorkU; UofT; TMU; OCADU; and Colleges.\*\*\* Many parks nearby. \*\*\* Base Rent \$3,700.00 + flat \$500.00 / month, for Utilities and Conveniences = \$4,200.00 / month TOTAL RENT.\*\*\* Utilities and Conveniences include them all : Gas, Electricity, Water, Sewage, and Refuse; WiFi; TV.

### FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Level
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Wooded/Treed

### PROPERTY DETAILS

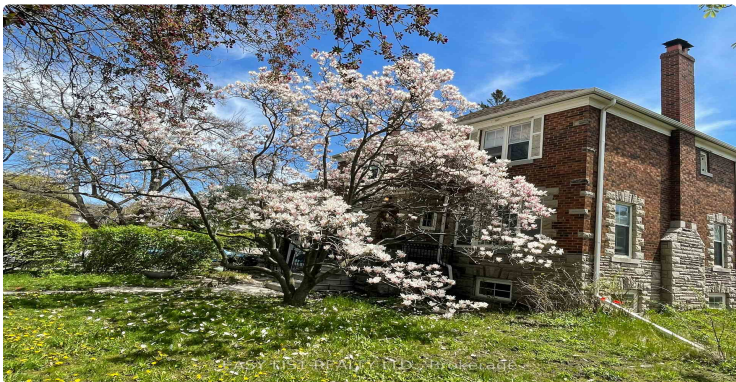
|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Duplex               |
| LISTING STATUS | For Lease            |
| STYLE          | 2-Storey             |
| PROPERTY TYPE  | Duplex               |
| FACING         | North                |
| AGE            | 51-99 years          |
| AREA RANGE     | 1500-2000 sqft       |
| PARKING        | 2 spaces             |
| POSTAL CODE    | M5M 3M4              |
| NEIGHBOURHOOD  | Bedford Park-Nortown |

## ROOM BREAKDOWN

| ROOM                                      | LEVEL | DIMENSIONS | FEATURES |
|-------------------------------------------|-------|------------|----------|
| 205 Ridley Boulevard, Toronto, ON M5M 3M4 |       |            |          |
| EASY LIST REALTY LTD.                     |       |            |          |

|                 |        |   |   |
|-----------------|--------|---|---|
| Living Room     | Main   | — | — |
| Dining Room     | Main   | — | — |
| Kitchen         | Main   | — | — |
| Breakfast       | Main   | — | — |
| Foyer           | Main   | — | — |
| Primary Bedroom | Second | — | — |
| Bedroom 2       | Second | — | — |
| Bedroom 3       | Second | — | — |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

EASY LIST REALTY LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.