



FOR LEASE

SEMI-DETACHED

MLS# C13629294

39 Amherst Avenue Lower, Toronto, ON M6E 1Z2

Oakwood Village, Toronto · M6E 1Z2

C\$ 1,600/mo

1	1	1,300	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Utilities Included | Nothing Shared | Walk to the Subway!Bright, modern 1-bedroom lower-level suite with rare excellent ceiling height. Heat, hydro & water included. Completely self-contained with nothing shared-enjoy your own private entrance, exclusive-use kitchen, bathroom and in-suite laundry. Stylish kitchen with stainless steel appliances, stone countertops & built-in dishwasher. Built-in cabinetry with convenient breakfast bar/workspace. Carpet-free throughout with pot lights and contemporary finishes. Huge private storage area. One exterior parking space available for an additional fee. Nestled on a quiet street in the highly sought-after Wychwood neighbourhood, just steps to St. Clair West shops, cafés, restaurants, Wychwood Barns, parks, TTC streetcar, St. Clair West Subway Station, and an easy downtown commute. Stylish, private, low-maintenance living in one of Toronto's most vibrant and walkable communities.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance, Walk-Up
FACING	South
AREA RANGE	1100-1500 sqft
POSTAL CODE	M6E 1Z2
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	—	Granite Counters, Stainless Steel Appl, B/I Dishwasher
Living Room	Basement	—	Laminate, B/I Shelves, Pot Lights
Bedroom	Basement	—	Separate Room, Laminate, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.