



FOR LEASE

DETACHED

MLS# C13655328

431 Arlington Avenue LOWER, Toronto, ON M6C 3A4

Humewood-Cedarvale, Toronto · M6C 3A4

C\$ 1,800/mo

1	1	900	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This is a brand new lower-level rental in the Cedarvale-Humewood neighbourhood. The ~ 800' unit has premium wide-plank white oak flooring, new windows, and approximately 9-foot ceilings, so it feels brighter and more open than most basement apartments. You get a private entrance and a private alarm, giving you your own secure setup. Inside, the layout is straightforward and practical, with a small area off to the side that works well as a workspace. The heated floors run throughout, the bathroom is completely new, and all appliances are brand new. A standout feature is the separate laundry room, which includes extra storage, a large countertop, and a laundry sink, making it far more useful than the typical stacked washer/dryer in a closet. The location is convenient for everyday living, close to Cedarvale Park, the Beltline trail, and Humewood Park, with St. Clair West nearby for restaurants, cafés, groceries, pharmacies, and day-to-day errands. Transit access is strong in this area with the 512 streetcar, local bus routes, and nearby rapid transit options including St. Clair West Station, the new Cedarvale LRT station, and Eglinton West Station, all making commuting simple. There is no dedicated parking with the unit, but street parking permits may be available through the City of Toronto.

FEATURES

✓ Basement

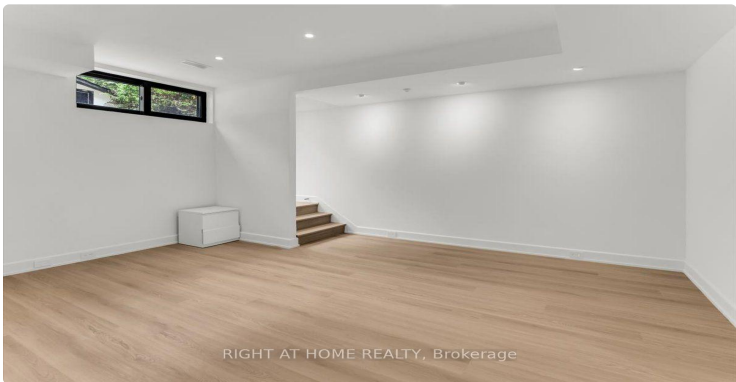
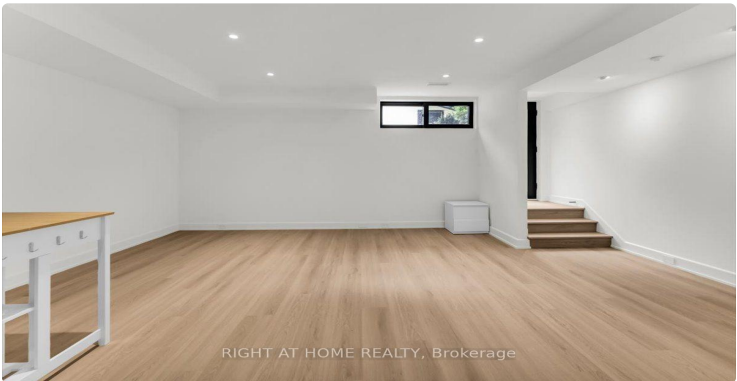
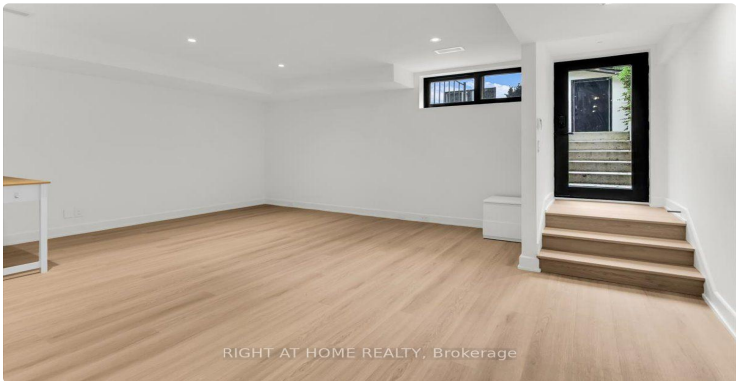
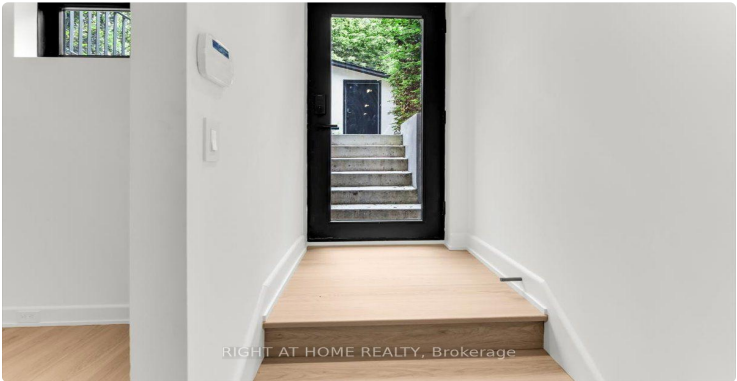
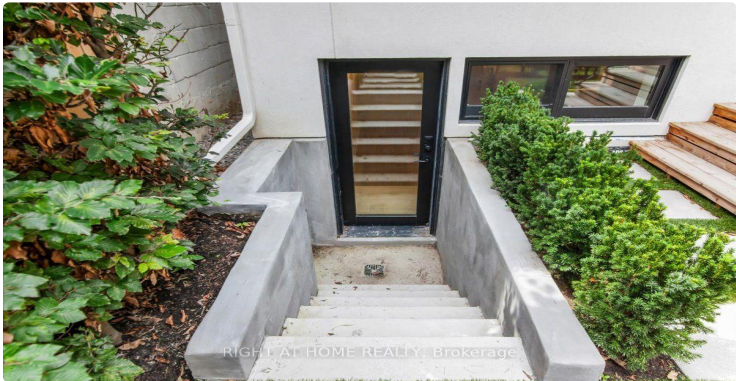
PROPERTY DETAILS

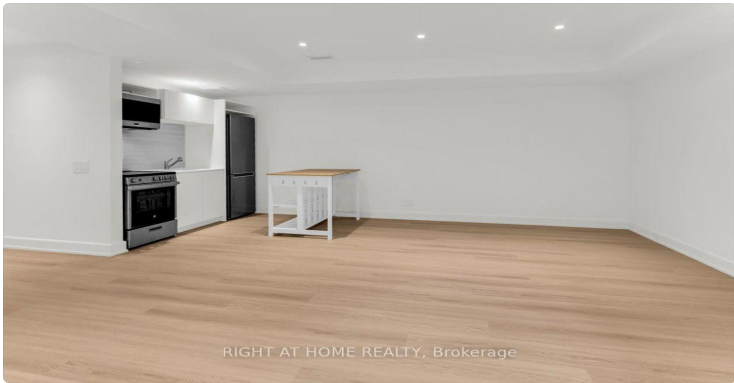
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Apartment, Finished with Walk-Out, Walk-Out
FACING	East
AREA RANGE	700-1100 sqft
POSTAL CODE	M6C 3A4
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Lower	—	Vinyl Floor, Window, Closet
Office	Lower	—	Vinyl Floor, Separate Room
Kitchen	Lower	—	Vinyl Floor, Stainless Steel Appl

GALLERY





RIGHT AT HOME REALTY, Brokerage



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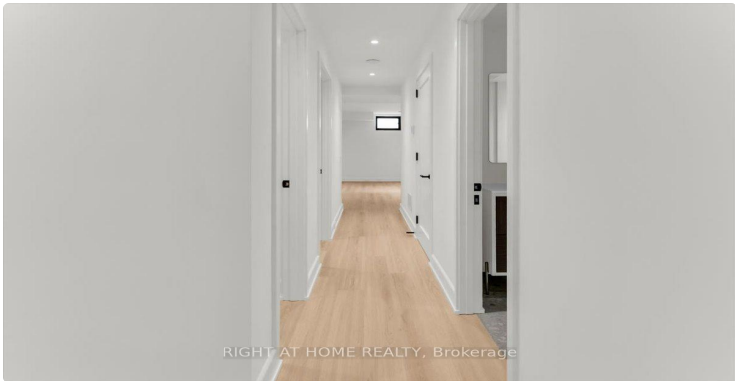
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LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.