



BAY STREET INTEGRITY REALTY INC., Brokerage

FOR LEASE

DETACHED

MLS# C13702176

40 Rippleton Road Lower, Toronto, ON M3B 1H6

Banbury-Don Mills, Toronto · M3B 1H6

C\$ 2,750/mo

3	2	1,750	2	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Brand-New 3-Bedroom Lower-Level Apartment In The Prestigious Banbury Neighbourhood, Surrounded By Multi-Million Dollar Homes. Featuring A Separate Entrance, 3 Spacious Bedrooms, Brand-New Kitchen And Bathroom, Plus Dedicated Living And Dining Areas. Situated On A Private Lot With Mature Trees In The Sought-After Edward Gardens Community. Steps To Rippleton P.S. And Bonaventure Catholic School, Parks, Transit And Amenities. Perfect For Family and Friends Living. Includes 2 Driveway Parking Spaces

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M3B 1H6
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	5.16 x 3.62	Hardwood Floor, Large Window, Brick Fireplace
Dining Room	Main	2.78 x 2.15	Hardwood Floor, Combined w/Living
Kitchen	Main	3.67 x 3.04	Hardwood Floor, East West View
Primary Bedroom	Main	3.46 x 3.40	Hardwood Floor, Double Closet
Living Room	Main	6.33 x 3.05	Hardwood Floor, Large Window, Overlooks Backyard
Bedroom 2	Main	3.48 x 2.76	Hardwood Floor, Double Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	3.41 x 3.34	Hardwood Floor
Bedroom 3	Main	3.35 x 2.85	Hardwood Floor
Family Room	Lower	8.18 x 3.78	Vinyl Floor, Above Grade Window, Brick Fireplace
Bedroom	Lower	4.90 x 3.98	—
Laundry	Lower	3.17 x 2.46	—
Bedroom	Lower	6.22 x 3.72	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.