



FOR LEASE

DETACHED

MLS# C13727018

# 1196 Avenue Road Lower Apartment, Toronto, ON M5N 2G1

Lawrence Park South, Toronto · M5N 2G1

C\$ 2,650/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 4        | 1         | 2,750 | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

Welcome To Lawrence Park South! Next Door To Multi-Million Dollar Neighborhood! Mins To Allenby Elementary School, Top Public And Private Schools, Parks, Shops, Public Transits. Spectacular 3 Bedroom + Den Apartment over 1000 sqft living space. Spacious And Well Maintained. All Bedrooms And Bathroom Have Window. Exclusive use of Laundry Room. Private Entrance from Side Door. Rent Including One Parking Space and Bell Fiber Internet. Partially Furnished.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

## PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Detached                     |
| LISTING STATUS | For Lease                    |
| STYLE          | 2-Storey                     |
| PROPERTY TYPE  | Detached                     |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | West                         |
| AREA RANGE     | 2500-3000 sqft               |
| PARKING        | 1 spaces                     |
| POSTAL CODE    | M5N 2G1                      |
| NEIGHBOURHOOD  | Lawrence Park South          |

# ROOM BREAKDOWN

| ROOM      | LEVEL    | DIMENSIONS  | FEATURES                          |
|-----------|----------|-------------|-----------------------------------|
| Bedroom   | Basement | 5.33 x 3.96 | Window, Closet, Laminate          |
| Bedroom 2 | Basement | 3.50 x 3.50 | Window, Closet, Laminate          |
| Bedroom 3 | Basement | 3.66 x 3.66 | Window, Closet, Laminate          |
| Office    | Basement | 2.13 x 1.77 | Laminate, Colonial Doors          |
| Laundry   | Basement | 3.32 x 2.13 | B/I Shelves, Laundry Sink, Window |
| Bathroom  | Basement | —           | Window, 4 Pc Bath, Tile Floor     |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RIGHT AT HOME REALTY

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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.