



FOR LEASE

DETACHED

MLS# C13865500

523 Coldstream Avenue BSMT, Toronto, ON M6B 2K7

Englemount-Lawrence, Toronto · M6B 2K7

C\$ 1,650/mo

1	1	4,250	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Oversize 1 bedroom 1 full bath lower level unit available immediately near Bathurst & Lawrence. Foyer area can be used as a small office or welcome nook. The bedroom has a generous size window and full size closet. The main living area is versatile and spacious. The kitchen has plenty of cupboard space and also houses the in-suite laundry. 8 foot ceilings make this unit feel more like a main level than a basement. The large washroom has an extended counter and lots of cupboards as well as a glassed in shower enclosure. Kitchen hood fan will be installed before occupancy. Extra space heater and vacuum cleaner also provided for the tenants use. Conveniently located near transit, parks and shopping, this unit also offers one parking space available (parking is \$100/month extra). Vacant and available for quick occupancy.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

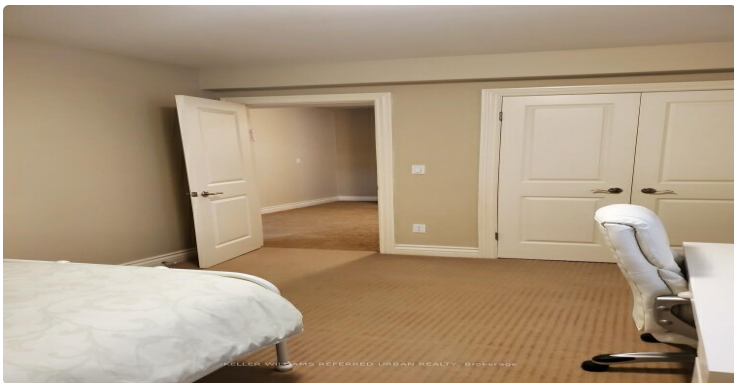
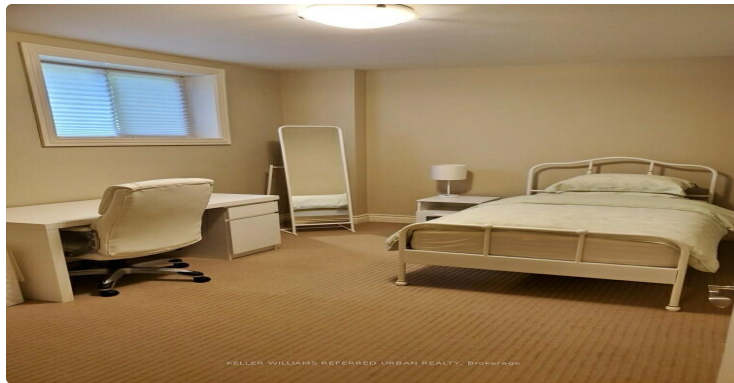
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	1 Storey/Apt
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	1 spaces
POSTAL CODE	M6B 2K7
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Closet, Window, Irregular Room
Living Room	Flat	—	—
Bedroom	Flat	—	Closet, Large Window
Kitchen	Flat	—	Tile Floor, Open Concept, Combined w/Laundry

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.