



FOR LEASE

LOWER LEVEL

MLS# C14088814

86 Pemberton Avenue, Toronto, ON M2M 1Y5

Newtonbrook East, Toronto · M2M 1Y5

C\$ 2,400/mo

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

ABOUT THIS PROPERTY

Spacious and Bright 2-Bedroom + Den Basement Suite at 86 Pemberton Ave. Located in a newer, premium home, this beautifully maintained lower-level suite features sleek finishes, a contemporary design, and impressive 9-foot ceilings with pot lights that create a bright, stylish, and airy living space. The highly functional layout offers two generously sized bedrooms, each featuring its own walk-in closet and private ensuite bathroom, plus a large separate den ideal for a home office, study, or guest room. An additional 3-piece bathroom provides excellent convenience for guests. At the heart of the suite, an open-concept living room and modern kitchen create an inviting space perfect for everyday living and entertaining. Perfectly situated just steps from Finch Subway Station, TTC bus routes, grocery stores, shopping, and diverse restaurants, commuting and daily errands couldn't be easier. You are also just minutes away from Highways 401 and 404, offering rapid access across the GTA. This is an exceptional opportunity for professionals, students, or a small family seeking a modern, transit-friendly home in one of North York's most vibrant and convenient neighbourhoods. Flexible lease options are welcome: while a standard long-term lease is preferred, a shorter-term lease of 6 to 8 months or more will be gladly considered for the right applicant. One parking space is available for an additional \$100/month. Internet is not included. No pets and non-smokers preferred.

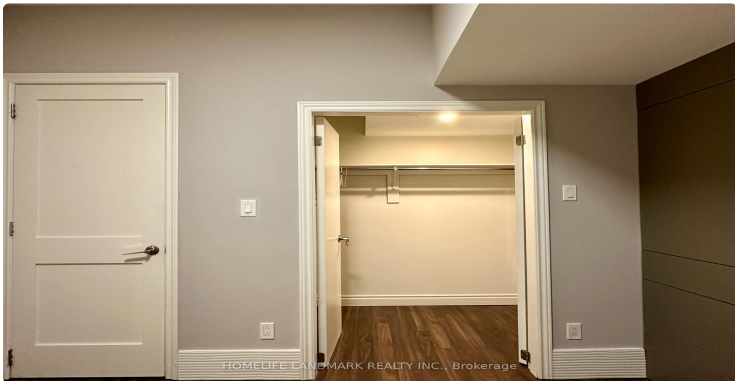
FEATURES

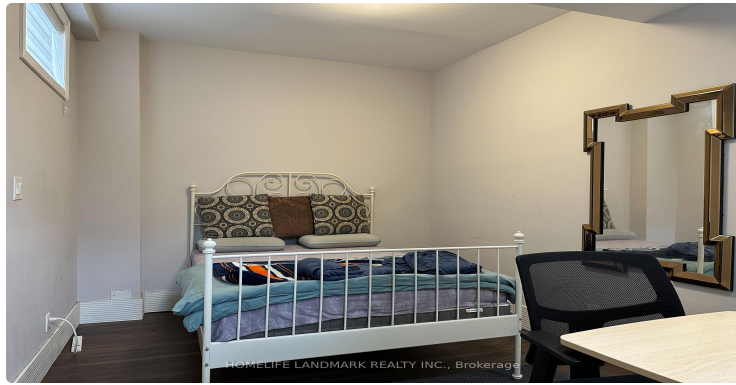
- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Lower Level
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Lower Level
BASEMENT	Finished, Apartment
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	1 spaces
POSTAL CODE	M2M 1Y5
NEIGHBOURHOOD	Newtonbrook East

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.