



ROYAL LEPAGE ESTATE REALTY, Brokerage

FOR LEASE

SEMI-DETACHED

MLS# C14090806

17 Birdsall Avenue Lower, Toronto, ON M4R 2B7

Yonge-Eglinton, Toronto · M4R 2B7

C\$ 1,850/mo

1	1	600	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

All-inclusive living made effortless! This fully renovated Toronto apartment offers complete peace of mind with heat, hydro, water, and private in-suite laundry all included in your monthly rent. Step inside to enjoy brand-new flooring throughout and a bright, airy interior with 8ft ceilings - this is definitely not your average basement apartment! The home features premium upgrades throughout, including a chef-inspired kitchen with stainless steel appliances, backlit cabinetry, and a breakfast bar flowing seamlessly into an open-concept living area. Integrated pot lights, a cozy electric fireplace, and a spa-like four-piece bathroom features luxurious in-floor heating. Situated in a vibrant Toronto neighbourhood, you are just steps away from TTC transit, parks, local shops, recreation centres, and everyday amenities. Vacant, fully updated, and move-in ready-just pack your bags!

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ School
- ✓ Park
- ✓ Public Transit
- ✓ Hospital
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	< 700 sqft
POSTAL CODE	M4R 2B7
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	Electric Fireplace, B/I Shelves, Vinyl Floor
Kitchen	Lower	—	Stainless Steel Appl, Quartz Counter, Double Sink
Bedroom	Lower	—	B/I Closet, Vinyl Floor, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.