



FOR LEASE

DETACHED

MLS# C14113390

85 Patricia Avenue Bsmnt, Toronto, ON M2M 1J1

Newtonbrook West, Toronto · M2M 1J1

C\$ 2,300/mo

2	1	2,250	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious and bright two-bedroom walk-up apartment in a fantastic location at Yonge & Patricia! Features a large living and dining area, two good-sized bedrooms with windows, a kitchen, a 3-piece bathroom, and ensuite laundry. Very clean and well-maintained, with a separate entrance for added privacy.Great Location! Steps to public transit and close to shopping, restaurants, and all essential amenities.No pets. No smoking, per landlord. Tenant is responsible for snow removal on their own pathway and pays 1/3 of utilities

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ School
- ✓ Public Transit
- ✓ Park
- ✓ Fenced Yard

PROPERTY DETAILS

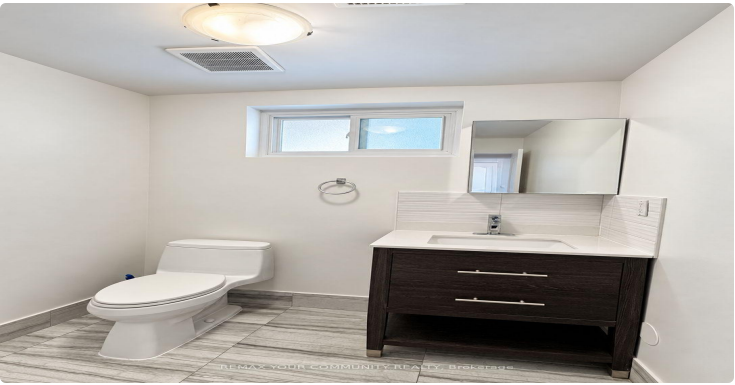
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
POSTAL CODE	M2M 1J1
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Hardwood Floor, Window
Dining Room	Basement	—	Hardwood Floor
Kitchen	Basement	—	Tile Floor, Window
Primary Bedroom	Basement	—	Hardwood Floor, Window, Closet
Bedroom 2	Basement	—	Hardwood Floor, Window, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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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.