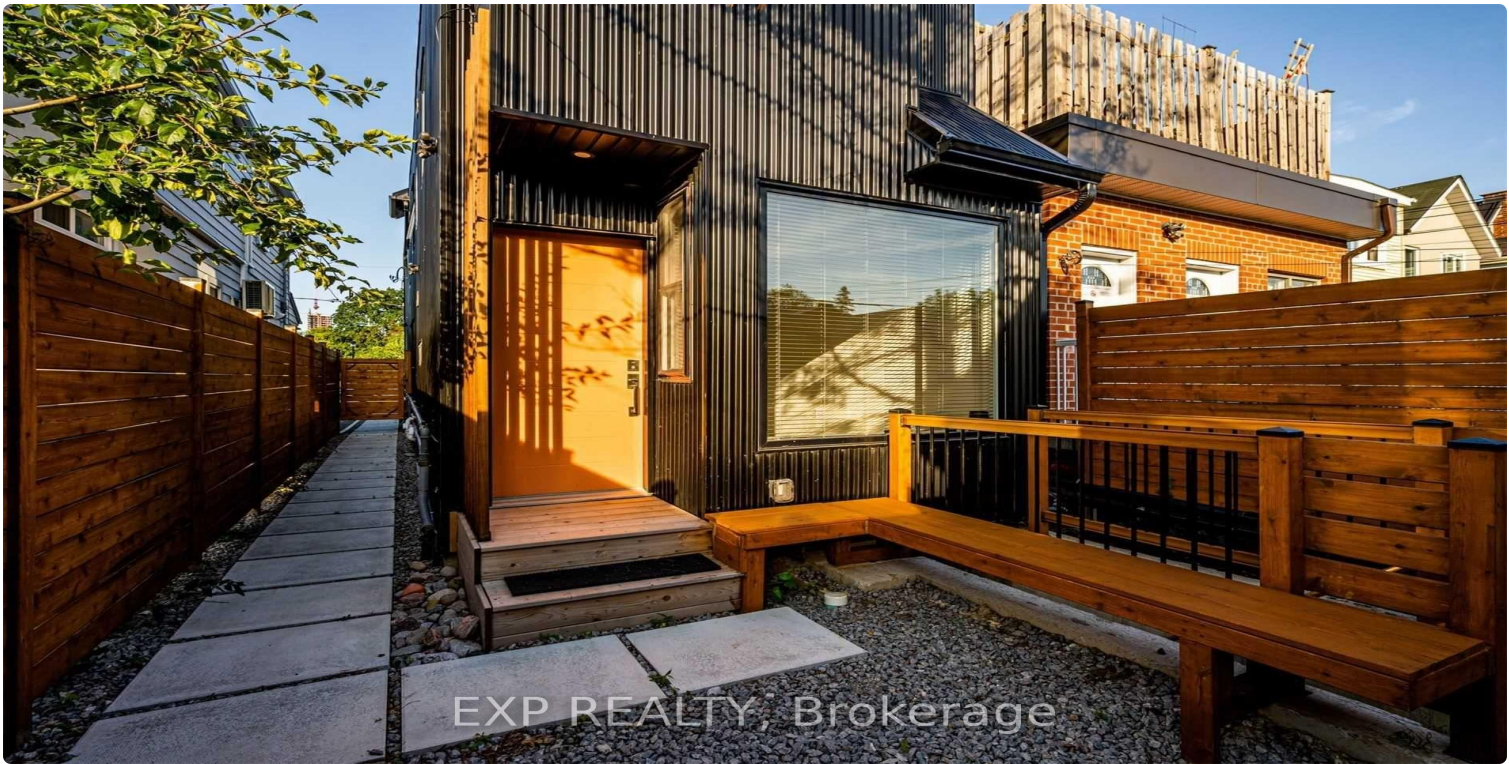




EXP REALTY, Brokerage

FOR LEASE

TRIPLEX

MLS# C14131522

452 Montrose Avenue B, Toronto, ON M6G 3H1

Palmerston-Little Italy, Toronto · M6G 3H1

C\$ 3,600/mo

2	2	3,250	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Self-Contained 2-Bed, 2-Bath House In Upper Little Italy. Fully Detached Home W 2 Main Entrances For Convenient Live/Work. Energy Efficient, Soundproofed, On 2 Levels With Wide Open Concept Living And Private Dedicated Courtyard. Flooded W Natural Light, Clean, Contemporary Finishes Throughout. A Rare Gem Offering The Best Of Modern Urban Living! *Virtual Tour Available, Please Ensure You're Looking At Unit B*

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	3000-3500 sqft
POSTAL CODE	M6G 3H1
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

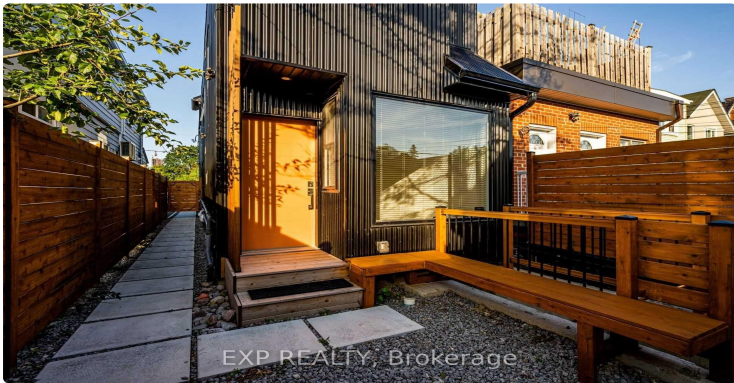
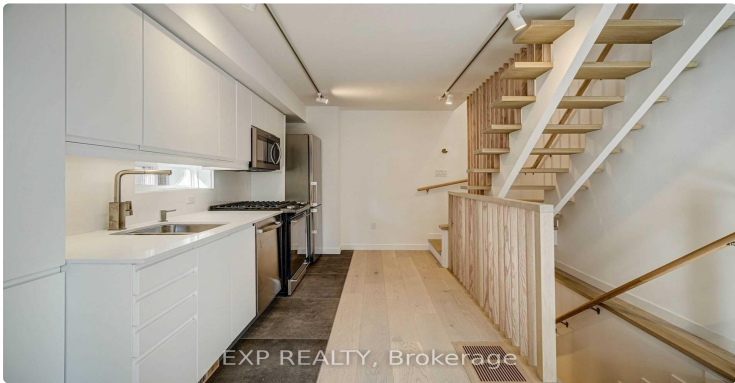
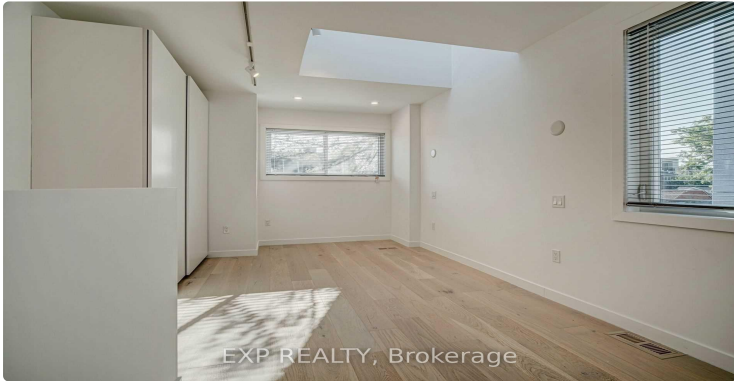
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Family, Open Concept
Kitchen	Main	—	—
Living Room	Main	—	—
Kitchen	Main	—	Hardwood Floor, Eat-in Kitchen, Breakfast Bar
Bedroom	Second	—	—
Bedroom	Second	—	Hardwood Floor, Skylight, Balcony
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Natural Finish
Bedroom	Lower	—	—
Living Room	Main	—	Hardwood Floor, Combined w/Family, Large Window

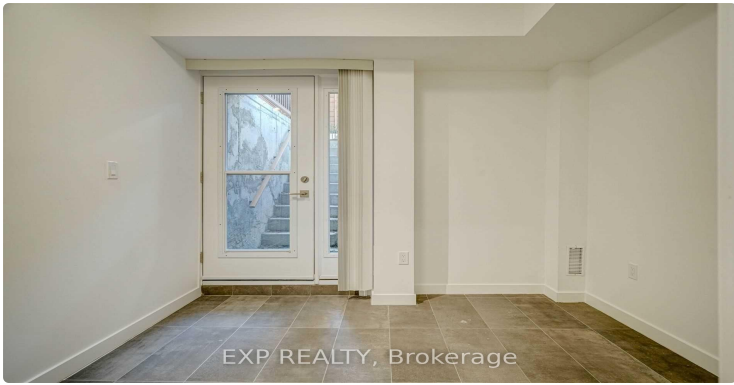
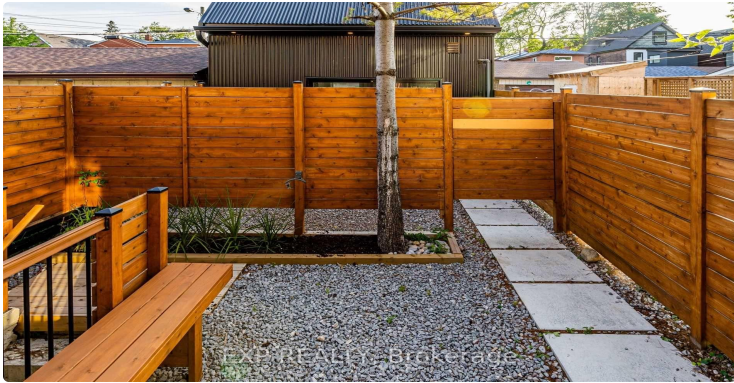
551 Dundas Avenue B, Toronto, ON M6G 3H1

EXP REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Combined w/Dining, Porcelain Floor
Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite, Skylight
Bedroom 2	Basement	—	Porcelain Floor, 3 Pc Bath, W/O To Patio
—	Main	—	Hardwood Floor, 2 Pc Bath, W/O To Patio
Kitchen	Main	—	Quartz Counter, Combined w/Dining, Porcelain Floor
Bedroom	Second	—	Hardwood Floor, 3 Pc Bath, Large Closet
Bedroom 2	Second	—	Hardwood Floor, Skylight, Natural Finish

GALLERY





LISTING AGENT

Pavel Shaganenko

EXP REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.