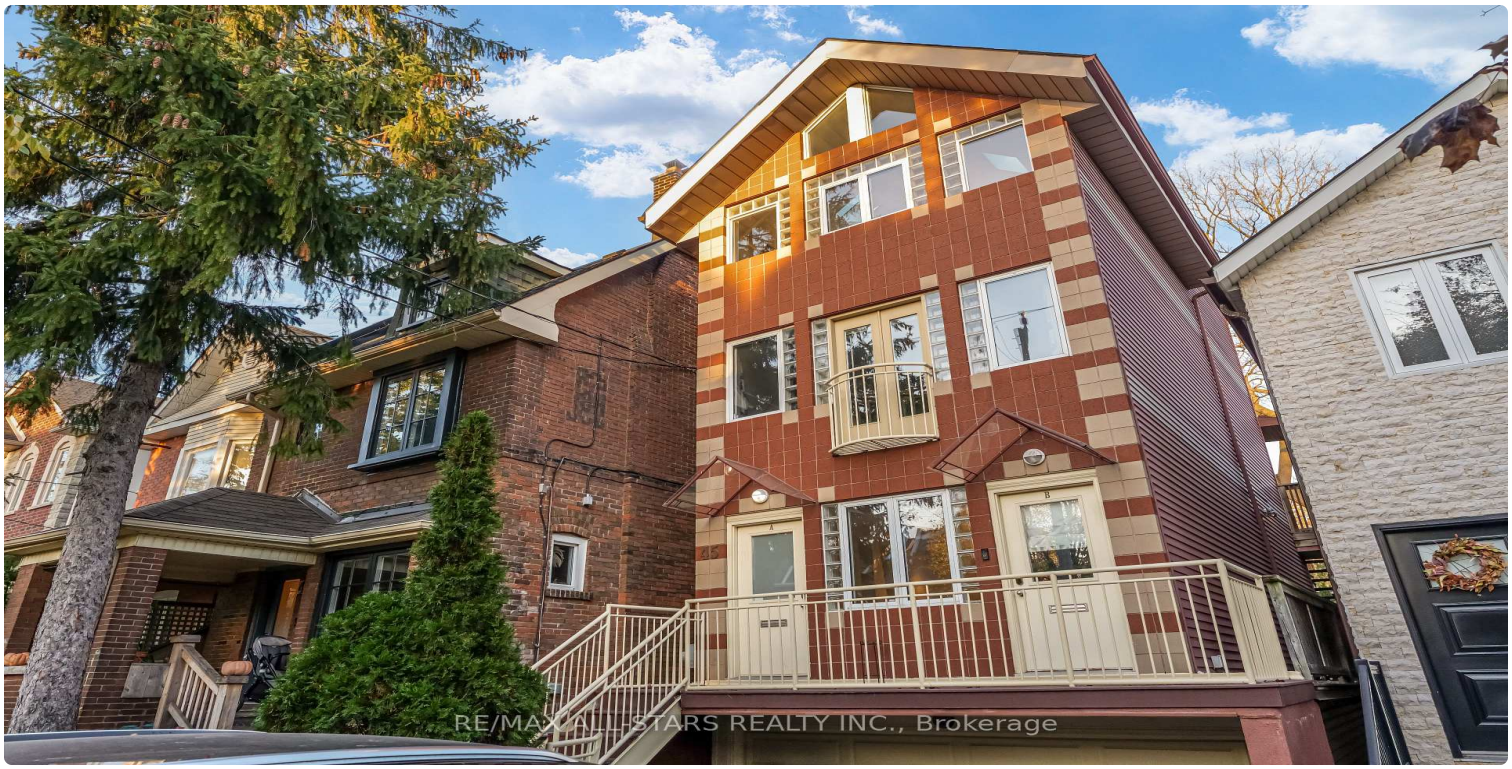


FOR LEASE | DUPLEX | MLS# C14154788

45 Arlington Avenue A, Toronto, ON M6G 3K9

Wychwood, Toronto · M6G 3K9

C$ 2,900/mo

2	1	1,300	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Space, style & an incredible private backyard in the heart of Wychwood! This huge, house-sized 2-level rental suite in a well-maintained executive duplex offers approx 1,500 sq ft of living space, including over 1,000 sq ft on the bright, open-concept main floor. Hardwood floors flow through the spacious living & dining areas, kitchen & family room, with a walkout to a covered deck overlooking an exceptional backyard reserved exclusively for your use! And what a backyard it is: Enjoy outdoor dining on the deck, plenty of grassy space to relax, garden or play, plus a second covered lounge area tucked away at the rear of the property. A rare find for a Toronto rental! The finished lower level offers approx 500 additional sq ft with 2 bedrooms, a renovated 3pc bathroom with walk-in shower & the convenience of an in-suite washing machine (no dryer). Nicely updated throughout & in move-in condition, this home offers the space & outdoor lifestyle that's so hard to find in the city. Located on a quiet, tree-lined street in one of Toronto's most charming neighbourhoods, just steps to St. Clair's shops, cafes & restaurants, the beloved Wychwood Barns farmers' market, parks, schools & dedicated streetcar service to the subway for an easy downtown commute. Enjoy the best of neighbourhood living, from weekend coffee runs to evenings spent relaxing in your own backyard oasis. Minimum 1-year lease. Tenant pays hydro & gas. Water & hot water tank rental included in rent. Gas fireplace is non-operational. Some storage space in garage available for tenant.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Lease
STYLE	3-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
POSTAL CODE	M6G 3K9
NEIGHBOURHOOD	Wychwood

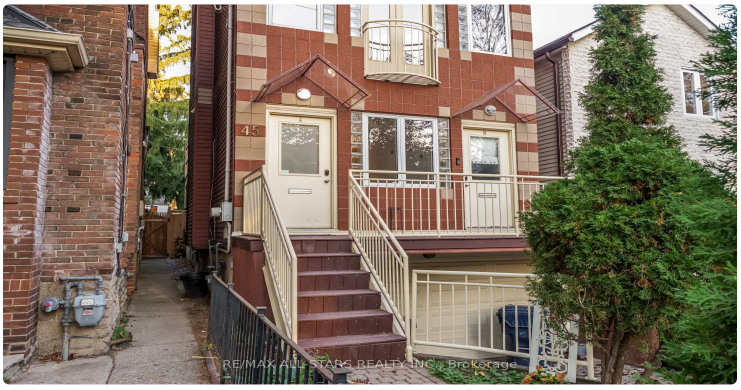
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, Tile Floor
Living Room	Main	—	Hardwood Floor, Open Concept
Dining Room	Main	—	Hardwood Floor, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Sliding Doors, Walk-Out
Bedroom	Lower	—	Vinyl Floor, Above Grade Window
Bedroom 2	Lower	—	Vinyl Floor, Above Grade Window
—	—	—	—

GALLERY


RE/MAX ALL-STARS REALTY INC., Brokerage


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LISTING AGENT

Pavel Shaganenko

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.