



FOR LEASE

DETACHED

MLS# E13460784

# 2205 Victoria Park Avenue basement, Toronto, ON M1R 1V8

Wexford-Maryvale, Toronto · M1R 1V8

C\$ 1,800/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 900   | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

This fully renovated 2 Bedroom & 1 Bathroom basement features an open concept living/dining/kitchen and is stylish, spacious, cozy & convenient at the same time! (See the virtual Tour)Located on the corner of Victoria Park and Paget, it's only a 5-minute walk from Parkway Mall. With TTC bus stop 7417 at its doorstep and 7418 across the street, you won't necessarily need a car to live at this property. Just a 5-minute drive from Highway 401 and with two available parking spots, this property could be the ideal location for commuting to any side of the Greater Toronto Area. Walk to the plaza and get to Metro Grocery Store, Tim Hortons, Shoppers Drug Mart, TD Bank, LCBO, or McDonalds. Bike in the serene Maryvale neighborhood or go to Terraview Park - which is known for its beautiful pond and playground amenities. This basement unit has brand new appliances including a dishwasher, modern engineered flooring, fresh paint & fully renovated washrooms. Note this property is in the Victoria Park Collegiate Institute high school district which is home to the first prestigious International Baccalaureate (IB) Diploma Program with graduates from the school consistently scoring highly, often ranking in the top 10% worldwide. This unit has brand new appliances including a dishwasher, modern engineered laminate flooring, fresh paint & a fully renovated washroom and comes with one parking spot for single family residence or two in the case of joint occupancy.

### FEATURES

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

### PROPERTY DETAILS

|                |                            |
|----------------|----------------------------|
| PROPERTY TYPE  | Detached                   |
| LISTING STATUS | For Lease                  |
| STYLE          | Other                      |
| PROPERTY TYPE  | Detached                   |
| BASEMENT       | Separate Entrance, Walk-Up |
| FACING         | East                       |
| AREA RANGE     | 700-1100 sqft              |
| PARKING        | 1 spaces                   |
| POSTAL CODE    | M1R 1V8                    |
| NEIGHBOURHOOD  | Wexford-Maryvale           |

## ROOM BREAKDOWN

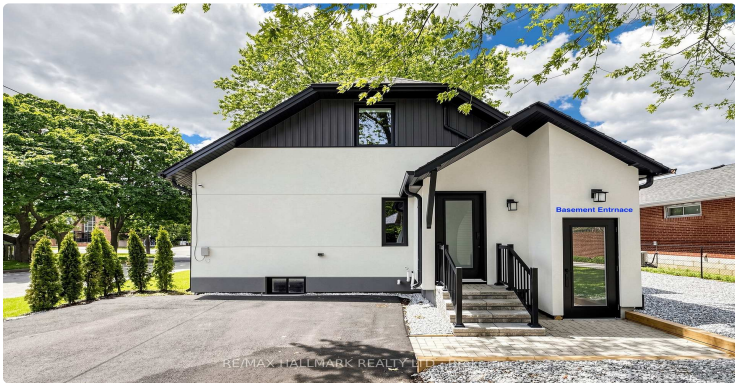
| ROOM            | LEVEL    | DIMENSIONS | FEATURES                 |
|-----------------|----------|------------|--------------------------|
| Primary Bedroom | Basement | —          | Window, Laminate, Closet |
| Bedroom 2       | Basement | —          | Window, Laminate, Closet |

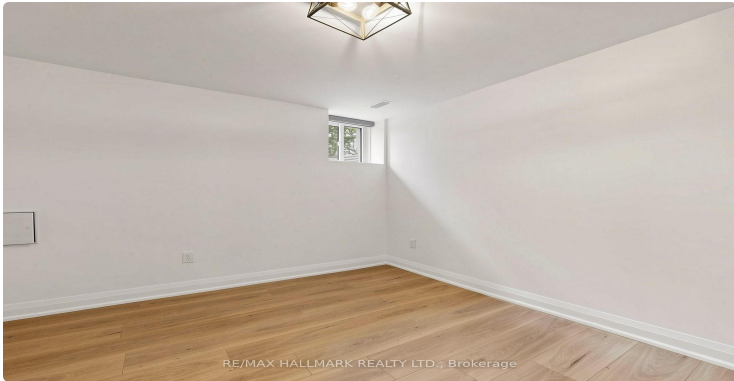
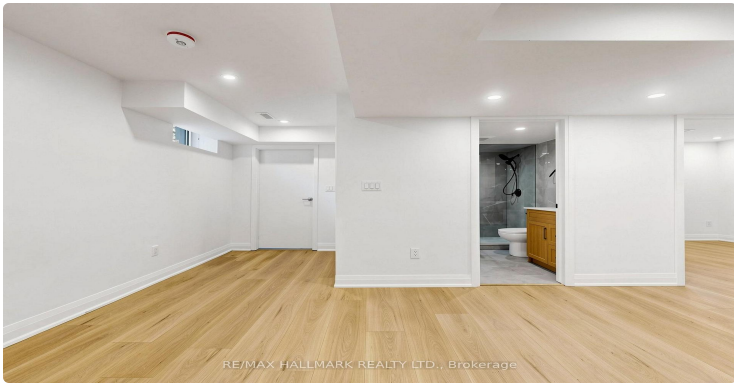
2205 Victoria Park Avenue basement, Toronto, ON M1R 1V8

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| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                          |
|-------------|----------|------------|---------------------------------------------------|
| Bathroom    | Basement | —          | 3 Pc Bath, Ceramic Floor                          |
| Kitchen     | Basement | —          | Stainless Steel Appl, Laminate, Combined w/Family |
| Family Room | Basement | —          | Combined w/Kitchen, Laminate, Window              |

GALLERY





## LISTING AGENT

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RE/MAX HALLMARK REALTY LTD.

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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.