



FOR LEASE

DETACHED

MLS# E13607740

40 Cavehill Crescent Lower, Toronto, ON M1R 4P9

Wexford-Maryvale, Toronto · M1R 4P9

C\$ 1,700/mo

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

ABOUT THIS PROPERTY

Ground Floor & Bsmt Only Sun-Filled Spacious 2 Bedroom 1.5 Bath Upgraded Basement Apartment With Main Floor Living Rm That Walks Out To The Fenced Yard. Unit Also Comes With 2 Living Areas, 1 Bed On Ground Flr And 1Bed In Bsmt. Full Kitchen. Seperate Entrance, Lots Of Storage Space. All Above Grade Windows.Great School(Victoria Park S.S.) Great Location. Close To Everything. Steps To Park, Schools & Ttc Bus. Minutes To Costco, Shopping, Hwy 401, Dvp & 404.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

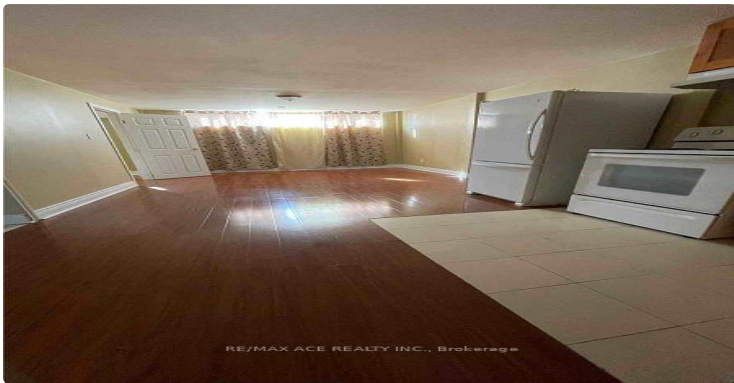
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M1R 4P9
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	3.35 x 4.00	Hardwood Floor, Mirrored Closet, W/O To Yard
Kitchen	Basement	3.06 x 2.50	Tile Floor, Breakfast Area, Closet
Living Room	Basement	3.88 x 5.40	Laminate, Open Concept, Above Grade Window
Bedroom	Basement	2.10 x 2.75	Laminate, Above Grade Window
Laundry	Basement	—	Tile Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ACE REALTY INC.

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.