



FOR LEASE

UPPER LEVEL

MLS# E13659702

41 Broadbridge Drive Main and Upper, Toronto, ON M1C 3K5

Rouge E10, Toronto · M1C 3K5

C\$ 3,500/mo

4	3	1,750	2	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Main and Upper Floor Unit for Rent - Spacious & Bright!
Spacious 4-Bedroom Unit for Lease in Desirable West Rouge! **This spacious Unit offers a functional multi-level layout with 4 generous bedrooms, plenty of living space, and an excellent location close to schools, parks, transit, and the waterfront. The main floor features a large dining room and spacious kitchen, convenient laundry, and 3-piece bathroom. The second floor offers a comfortable family room and a dedicated office-ideal for working from home or creating a quiet study space. The third floor features large primary bedroom with a 4-piece ensuite and two oversized double-door closets, plus three additional generously sized bedrooms and another 4-piece bathroom. Access through the main entrance and provides 2 parking spaces. Enjoy the best of both worlds-easy commuting to Downtown Toronto while coming home to the peace and comfort of an established community. Spend your weekends outdoors at nearby Port Union Waterfront Park, Charlottetown Park, and Maberley Parkette, perfect for family walks, cycling, playground adventures, and enjoying the waterfront. Located close to excellent schools, the beach, waterfront trails, GO Train, and TTC, this home is an ideal choice for families or a group of Students looking for space, comfort, convenience, and a welcoming community in West Rouge. Tenant pay 50% of Utilities bills!!!**

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Upper Level
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Upper Level
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M1C 3K5
NEIGHBOURHOOD	Rouge E10

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Backsplash, Separate Room, Window
Dining Room	Main	—	Bay Window, Double Doors, Hardwood Floor
Laundry	Main	—	—
Family Room	Second	—	Window, Hardwood Floor

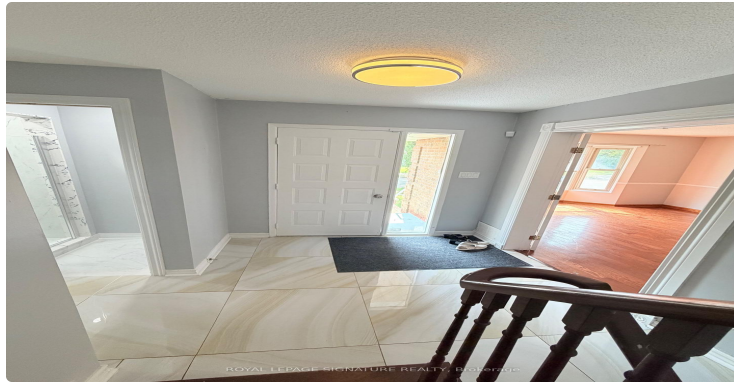
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ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Second	—	Window, Hardwood Floor
Primary Bedroom	Third	—	4 Pc Ensuite, Double Sink, Double Closet
Bedroom 2	Third	—	Large Window, Hardwood Floor
Bedroom 3	Third	—	Window, Hardwood Floor
Bedroom 4	Third	—	Window, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.