



FOR LEASE

DETACHED

MLS# E13703728

7 Marlana Drive Bsmt, Toronto, ON M1E 2Y9

West Hill, Toronto · M1E 2Y9

C\$ 1,800/mo

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

ABOUT THIS PROPERTY

Welcome to this bright and exceptionally spacious 2-bedroom basement apartment ideally situated in a high-demand pocket near Morningside Ave & Lawrence Ave E! Perfectly tailored for professional couples, students, or small families seeking convenience and comfort. This well-maintained home features a modern, renovated kitchen equipped with updated appliances, ample cabinetry, and generous counter space, flowing effortlessly into an open concept combined living and dining area. Both bedrooms offer comfortable layouts with functional space and natural light, complemented by a clean, 4-piece bathroom. Enjoy the convenience of a shared main entrance with a private, separate lockable door leading directly down to your unit. On-site laundry facilities are conveniently shared with the friendly homeowners upstairs. Location Highlights: Education & Transit: Unbeatable location just minutes to Centennial College (Morningside Campus) and the University of Toronto Scarborough (UTSC). Steps away from TTC bus routes for an effortless commute. Outdoors & Lifestyle: Nestled close to lush green spaces, picturesque parks, scenic walking and biking trails, and stunning ravine paths. Quick drive to Lake Ontario, local shopping centers, grocery stores, and major highways (Hwy 401). Bonus: All-inclusive utility package option is available upon request for worry-free, turnkey living! Move-in ready! AAA tenants only. Employment letter, credit report, pay stubs, and references required. Don't miss this fantastic opportunity in a prime Scarborough neighborhood!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M1E 2Y9
NEIGHBOURHOOD	West Hill

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	—	Renovated, Ceramic Floor, Window
Dining Room	Basement	—	Combined w/Kitchen, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Combined w/Dining, Ceramic Floor
Primary Bedroom	Basement	—	Laminate, Large Closet, Window
Bedroom 2	Basement	—	Laminate, Linen Closet, Window
Laundry	Basement	—	Ceramic Floor, Laundry Sink

GALLERY



LISTING AGENT

Pavel Shaganenko

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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.