



Signature Elite Realty Ltd., Brokerage

FOR LEASE

ATT/ROW/TOWNHOUSE

MLS# E13706152

# 11 Etienne Street Lower, Toronto, ON M1L 0A2

Clairlea-Birchmount, Toronto · M1L 0A2

## C\$ 1,550/mo

|          |           |            |          |           |                  |
|----------|-----------|------------|----------|-----------|------------------|
| <b>1</b> | <b>1</b>  | <b>900</b> | <b>0</b> | <b>—</b>  | <b>For Lease</b> |
| BEDROOMS | BATHROOMS | SQ FT      | PARKING  | AGE (YRS) | TYPE             |

## ABOUT THIS PROPERTY

Renovated and spacious main floor suite in sought-after Clairlea-Birchmount - unbeatable transit connection. Ideally positioned within walking distance of Warden Subway Station and minutes from schools, parks, shopping, restaurants, and major highways. The bright large windows and walk out to the fenced backyard bring in lots of sunlight and Two private driveway parking spaces are included, along with access to the shared backyard. Professionally managed, clean, move-in ready, and thoughtfully maintained. Quiet residential living with the subway, everyday essentials, and the rest of Toronto within easy reach-an ideal place to settle in and call home for the long term.

### FEATURES

✓ Basement

### PROPERTY DETAILS

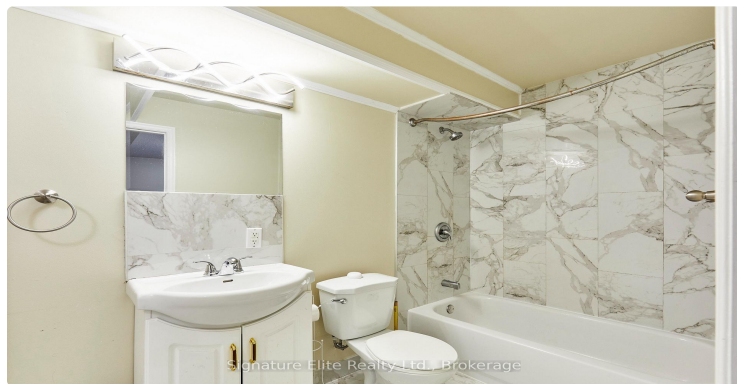
|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Att/Row/Townhouse   |
| LISTING STATUS | For Lease           |
| STYLE          | 3-Storey            |
| PROPERTY TYPE  | Att/Row/Townhouse   |
| BASEMENT       | Finished            |
| FACING         | North               |
| AREA RANGE     | 700-1100 sqft       |
| POSTAL CODE    | M1L 0A2             |
| NEIGHBOURHOOD  | Clairlea-Birchmount |

## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                      |
|-------------|----------|------------|-----------------------------------------------|
| Living Room | Main     | —          | Open Concept, Combined w/Dining, Large Window |
| Dining Room | Main     | —          | Open Concept, Combined w/Living               |
| Kitchen     | Main     | —          | Open Concept, W/O To Yard                     |
| Bedroom     | Basement | —          | Closet, Above Grade Window, 4 Pc Ensuite      |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.