



FOR LEASE

MULTIPLEX

MLS# E13725596

46 Elmer Avenue 1, Toronto, ON M4L 3R7

The Beaches, Toronto · M4L 3R7

C\$ 2,600/mo

2	1	600	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

2-bedroom, 2-level apartment in a legal 4-plex in The Beach, just a few houses north of Queen Street. Apartment One is a bright, well-maintained suite in an energy-efficient building, minutes to the boardwalk, parks, shopping, dining, and schools. Enjoy your own side-door entrance plus access from the shared lobby, convenient ENSUITE LAUNDRY, and a dishwasher for easy living. Rent includes all utilities, making budgeting simple. Don't miss your chance to live in one of Toronto's most loved neighbourhoods and have all that The Beach has to offer right at your doorstep.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment, Finished
FACING	West
AREA RANGE	< 700 sqft
POSTAL CODE	M4L 3R7
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Window, B/I Closet, Laminate
Bedroom 2	Basement	—	Window, Laminate
Living Room	Ground	—	Large Window, Laminate
Kitchen	Basement	—	Open Concept, B/I Dishwasher
Living Room	Basement	—	Open Concept
Bathroom	Basement	—	4 Pc Bath

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.