



FOR LEASE

UPPER LEVEL

MLS# E13748730

# 91 Ivy Avenue Upper, Toronto, ON M4L 2H8

South Riverdale, Toronto · M4L 2H8

C\$ 3,200/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 900   | 0       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

Historic Leslieville. 2 Upper Levels on Quiet Treed Street, 2 Beds, Spa Bath In Sun Filled Edwardian Home W/Large Peaceful Private Terrace. 2 Bay Windows, Skylight, Cathedral Ceilings In Main Hall & Bath Make Space Delightfully Bright & Engaging. Hardwood Both Levels. Ensuite Laundry. Eat In Kitchen W/ S/S Appliances. Washroom Boasts Stone Floors, Jacuzzi Tub & Rain Shower. 3rd Fl Master W/Sitting Room. W/O To Queen/Gerrard/Greek Town Shopping & Restos. Leftfield Brewery Steps Away!

## FEATURES

- ✓ Beach
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

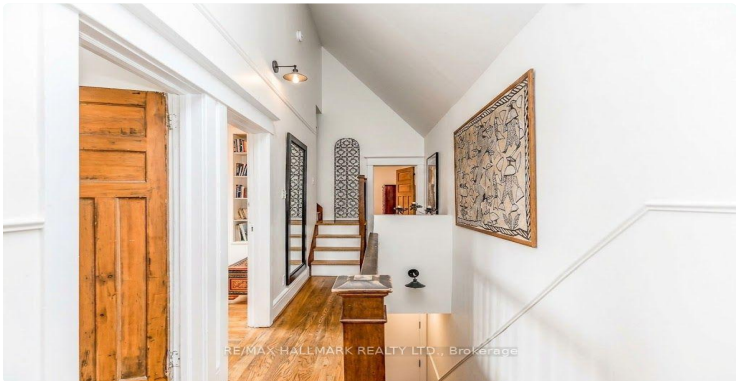
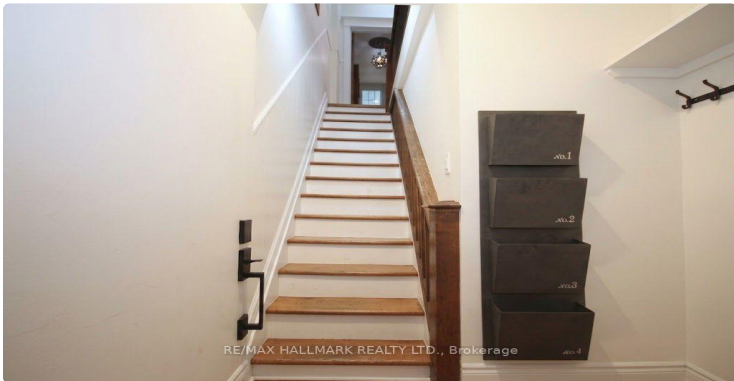
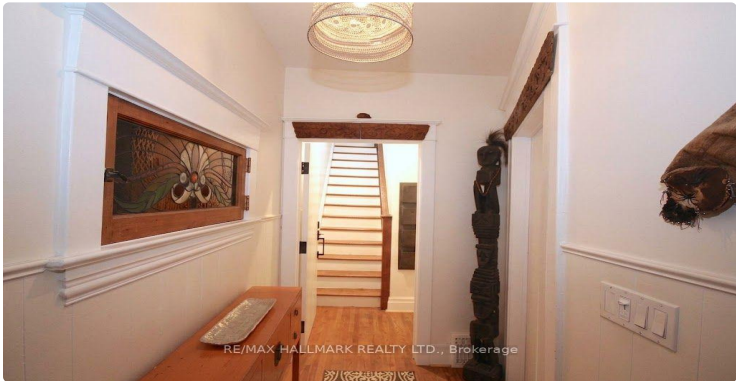
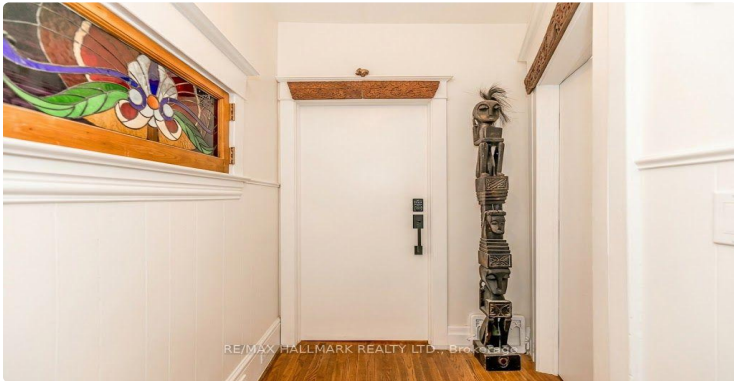
## PROPERTY DETAILS

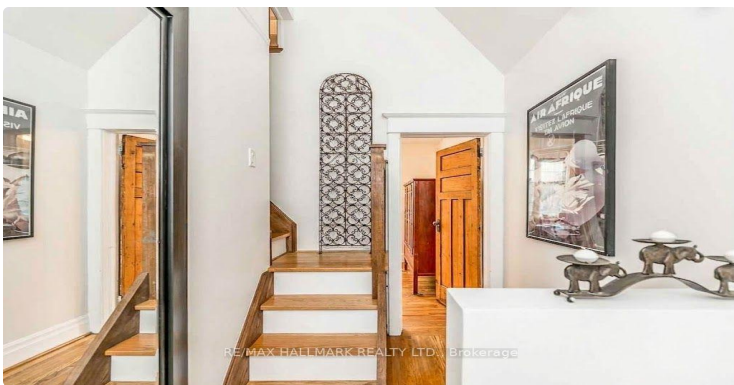
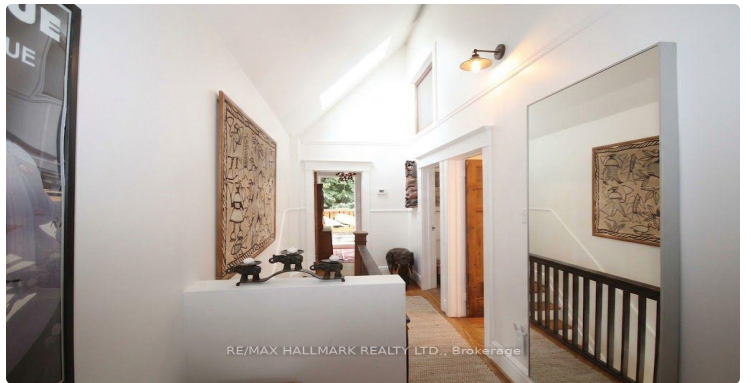
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Upper Level     |
| LISTING STATUS | For Lease       |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Upper Level     |
| FACING         | South           |
| AREA RANGE     | 700-1100 sqft   |
| POSTAL CODE    | M4L 2H8         |
| NEIGHBOURHOOD  | South Riverdale |

# ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                         |
|-----------------|--------|-------------|--------------------------------------------------|
| Foyer           | Main   | 4.37 x 1.63 | Hardwood Floor, Stained Glass, Window            |
| Living Room     | Second | 2.77 x 3.43 | Hardwood Floor, Bay Window, Combined w/Laundry   |
| Kitchen         | Second | 3.30 x 4.42 | Stainless Steel Appl, Bay Window, Eat-in Kitchen |
| Primary Bedroom | Third  | 4.01 x 3.07 | Hardwood Floor, Overlooks Frontyard, Window      |
| Sitting         | Third  | 3.43 x 2.59 | Hardwood Floor, Closet                           |
| Office          | Second | 2.39 x 2.35 | Hardwood Floor, W/O To Terrace, Glass Doors      |
| Bedroom 2       | Third  | 2.54 x 4.34 | Hardwood Floor, Window, Overlooks Backyard       |
| Other           | Second | 3.35 x 3.05 | W/O To Terrace, Overlooks Garden                 |
| Other           | Second | 4.09 x 2.85 | 4 Pc Bath, Stone Floor, Hot Tub                  |

GALLERY





## LISTING AGENT

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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.