



FOR LEASE

CONDO TOWNHOUSE

MLS# E13777792

# 9544 Sheppard Avenue E, Toronto, ON M1B 5Z4

Rouge E11, Toronto · M1B 5Z4

## C\$ 2,700/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 3        | 3         | 1,100 | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

Location, location location, 3-bedroom townhome Backing onto the scenic Rouge Valley, Convenience is at your doorstep with public transit just steps away and quick access to Highway 401. You are minutes from the University of Toronto campus, premium shopping, family restaurants, cinemas, and the Toronto Zoo. Enjoy the perfect blend of stylish urban living and the serene natural beauty of the Rouge Valley trails.

## FEATURES

- ✓ Basement
- ✓ Garage

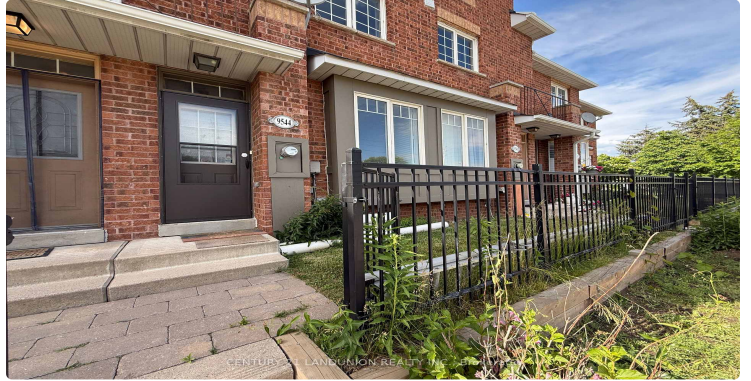
## PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Townhouse |
| LISTING STATUS | For Lease       |
| STYLE          | 3-Storey        |
| PROPERTY TYPE  | Condo Townhouse |
| BASEMENT       | Crawl Space     |
| AREA RANGE     | 1000-1199 sqft  |
| PARKING        | 1 spaces        |
| POSTAL CODE    | M1B 5Z4         |
| NEIGHBOURHOOD  | Rouge E11       |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                   |
|-----------------|----------|------------|--------------------------------------------|
| Living Room     | Main     | —          | Hardwood Floor                             |
| Kitchen         | Main     | —          | Ceramic Floor, Combined w/Dining           |
| Dining Room     | Main     | —          | Hardwood Floor, Combined w/Living          |
| Primary Bedroom | Second   | —          | Hardwood Floor, Large Window, Large Closet |
| Bedroom 2       | Second   | —          | Hardwood Floor, Large Window, Large Closet |
| Bedroom 3       | Third    | —          | Hardwood Floor, Large Window, Large Closet |
| Sunroom         | Main     | —          | Laminate, W/O To Yard                      |
| —               | Basement | —          | —                                          |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.