



FOR LEASE

DETACHED

MLS# E13795622

61B Bexhill Avenue Lower, Toronto, ON M1L 3B7

Clairlea-Birchmount, Toronto · M1L 3B7

C\$ 1,600/mo

1	1	1,750	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled in the highly sought-after Clairlea community, this elegant Bexhill residence showcases quality craftsmanship and thoughtful design throughout. This beautifully finished lower-level suite offers a bright, open-concept layout enhanced by oversized above-grade windows that flood the space with natural light. Designed for both comfort and functionality, the unit features a spacious bedroom with generous closet space, a stylish, well-appointed kitchen, a modern bathroom, and the convenience of private ensuite laundry and separate entrance. Ideally located close to parks, schools, public transit, shopping, and major commuter routes, this exceptional lease offers the perfect blend of comfort, convenience, and lifestyle. Tenant responsible for 40% of utilities.

FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine
- ✓ School

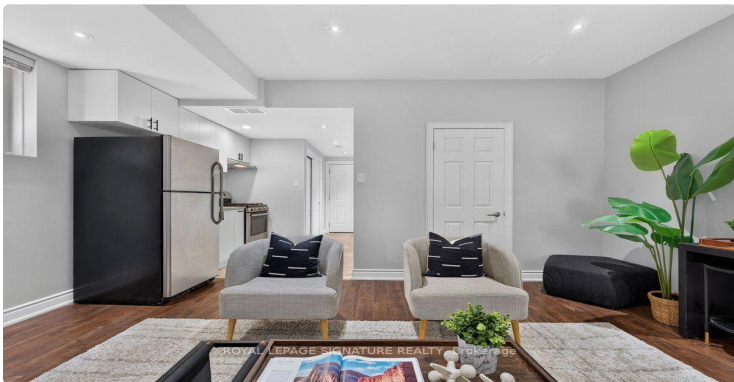
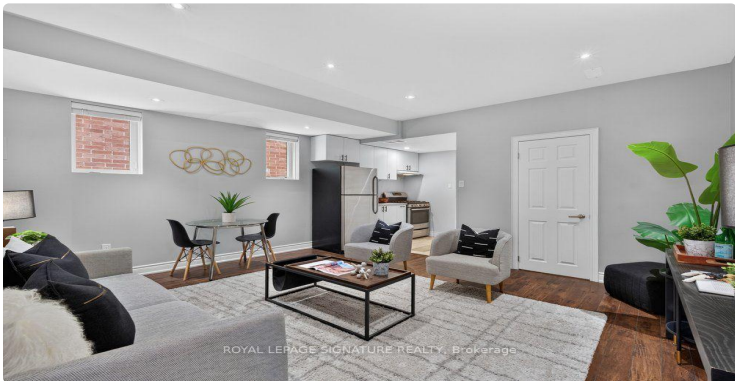
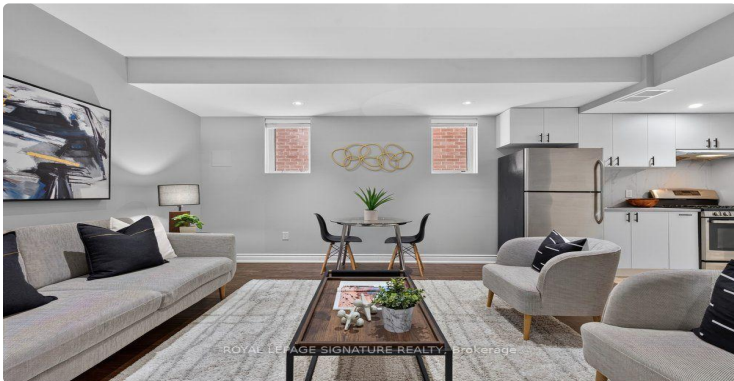
PROPERTY DETAILS

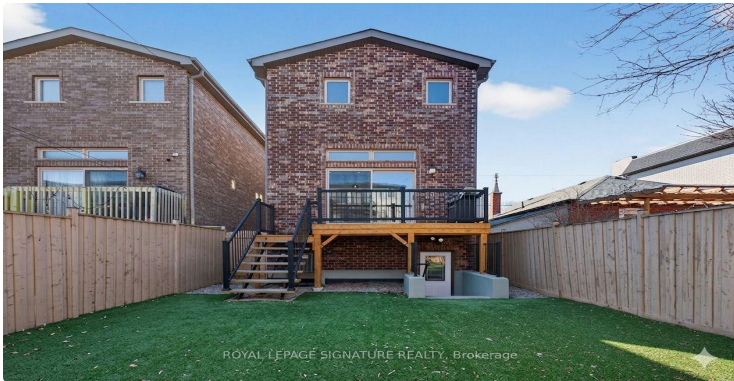
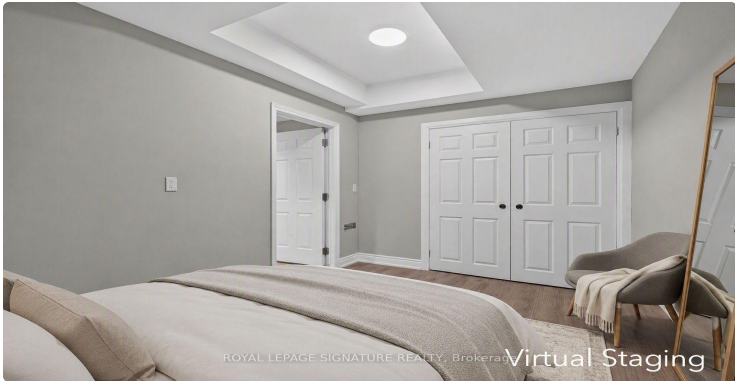
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished with Walk-Out
FACING	East
AREA RANGE	1500-2000 sqft
POSTAL CODE	M1L 3B7
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	W/O To Yard, Above Grade Window, Combined w/Dining
Kitchen	Basement	—	Stainless Steel Appl, Tile Floor
Bedroom	Basement	—	Laminate, Double Closet
Dining Room	Basement	—	Above Grade Window, Laminate, Combined w/Living
Laundry	Basement	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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.