



FOR LEASE

DETACHED

MLS# E13802804

44 Wellpark Boulevard Bsmt, Toronto, ON M1V 1A5

Agincourt North, Toronto · M1V 1A5

C\$ 1,650/mo

1	1	1,750	1	0-5	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bright & Spacious 1-Bedroom Basement Apartment | Prime Scarborough Location Welcome To This Beautifully Renovated, Bright And Spacious 1-Bedroom Basement Apartment In A Highly Sought-After Scarborough Location Near Mccowan Rd. & Mcnicoll Ave. Offering Comfort, Convenience And Excellent Access To Everyday Amenities, This Home Is Move-In Ready And Ideal For Tenants Looking For A Well-Maintained Space In A Great Neighbourhood. Features Include: * Separate Private Entrance *Spacious 1 Bedrooms * Modern 3-Piece Bathroom * Vinyl Flooring And Pot Lights Throughout *Legalized Apartment *1 Parking Included *Utilities Included *Unbeatable Convenience: Enjoy Few Steps To Woodside Square Mall, All Amenities Within Walking Distance. Conveniently Located With Easy Access To Highways 407 And 401, Making Commuting Throughout The GTA A Breeze. Available Immediately. A Wonderful Opportunity To Live In A Bright, Spacious And Conveniently Located Home. Don't Miss It!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Full, Walk-Up
FACING	East
AGE	0-5 years
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
POSTAL CODE	M1V 1A5
NEIGHBOURHOOD	Agincourt North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Laminate, Pot Lights, Open Concept
Bathroom	Basement	3.35 x 1.52	Quartz Counter
Living Room	Basement	6.50 x 3.66	Open Concept, Pot Lights, Combined w/Dining
Dining Room	Basement	3.20 x 6.25	Combined w/Kitchen, Large Window, Combined w/Living

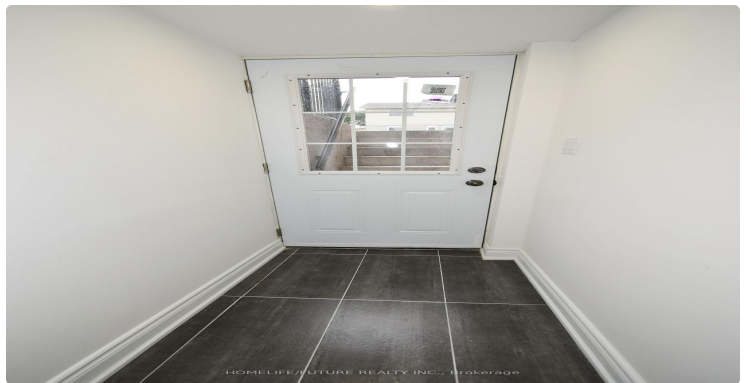
44 Wellpark Boulevard Bsmt, Toronto, ON M1V 1A5

HOMELIFE/FUTURE REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	5.18 x 4.05	Open Concept, Large Window, Pot Lights
Primary Bedroom	Basement	3.35 x 3.36	Walk-In Closet(s), Hardwood Floor, Large Window
Kitchen	Basement	—	Large Window, Backsplash, Stainless Steel Appl
Dining Room	Basement	—	Laminate, Combined w/Kitchen, Large Window
Primary Bedroom	Basement	—	Laminate, Walk-In Closet(s), Large Window
Bedroom 2	Basement	—	Laminate
Bathroom	Basement	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/FUTURE REALTY INC.

Email: pshaganenko@gmail.com

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.