



FOR LEASE

DETACHED

MLS# E13807864

# 97 Oak Park Avenue Lower, Toronto, ON M4C 4M6

Woodbine-Lumsden, Toronto · M4C 4M6

C\$ 1,900/mo

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

## ABOUT THIS PROPERTY

Welcome to this quite , bright and cozy lower-level 2 bedroom apartment featuring its own private entrance, a practical layout, and plenty of natural light. Offering 2 spacious bedrooms, a 4-piece bathroom, newer appliances, New S/S Countertop and carpet-free flooring throughout, this home is comfortable, clean, and easy to maintain.Ideally located in a convenient Toronto neighbourhood with easy access to TTC and subway service, shopping, banks, schools, restaurants, and everyday amenities, making commuting and daily life a breeze.Perfect for a couple, small family, or professionals looking for a well-maintained home in a great location.Tenant pays 25% of utilities. Parking, Laundry, cable, and internet are not included in the rent.A great opportunity to enjoy comfortable living with convenience right at your doorstep. Don't miss out!

### FEATURES

✓ Basement

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Lease                   |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | West                        |
| AREA RANGE     | < 700 sqft                  |
| POSTAL CODE    | M4C 4M6                     |
| NEIGHBOURHOOD  | Woodbine-Lumsden            |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS  | FEATURES                                   |
|-------------|-------|-------------|--------------------------------------------|
| Living Room | Lower | —           | Laminate, Open Concept, Combined w/Dining  |
| Dining Room | Lower | —           | Laminate, Open Concept, Combined w/Kitchen |
| Bedroom     | Lower | 2.80 x 3.70 | Large Window, Laminate                     |
| Bedroom     | Lower | 2.80 x 3.70 | Large Window, Laminate                     |
| Bathroom    | Lower | —           | Ceramic Floor                              |
| Kitchen     | Lower | —           | Laminate, Open Concept, Combined w/Living  |

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.