



LANDPOWER REAL ESTATE LTD. Brokerage

FOR LEASE

LOWER LEVEL

MLS# E13824222

972 Cosburn Avenue, Toronto, ON M4C 2W9

East York, Toronto · M4C 2W9

C\$ 1,950/mo

2	1	900	1	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully renovated 2-bedroom basement suite at 972 Cosburn Ave! Bright and thoughtfully designed with a private separate entrance featuring a covered walk-up for added protection from rain and snow. Enjoy an open-concept kitchen and living area with stainless steel appliances, quartz countertops, vinyl flooring and above-grade windows. Two well-sized bedrooms with closets and a modern 4-piece bathroom with convenient in-suite laundry. Enhanced privacy and security with keypad entry and a newly installed gate and latch. Backyard to be separated by fencing between 970 & 972 Cosburn Ave for additional privacy. One outdoor laneway parking space included; garage excluded from lease. Additional street parking may be available through City of Toronto permit, subject to availability and approval. Excellent East York location close to East York Community Centre, parks, trails, transit, shops and everyday amenities. Tenant responsible for 50% of utilities shared with landlord.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Lower Level
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Lower Level
BASEMENT	Apartment, Separate Entrance, Full, Walk-Up, Finished
FACING	North
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M4C 2W9
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

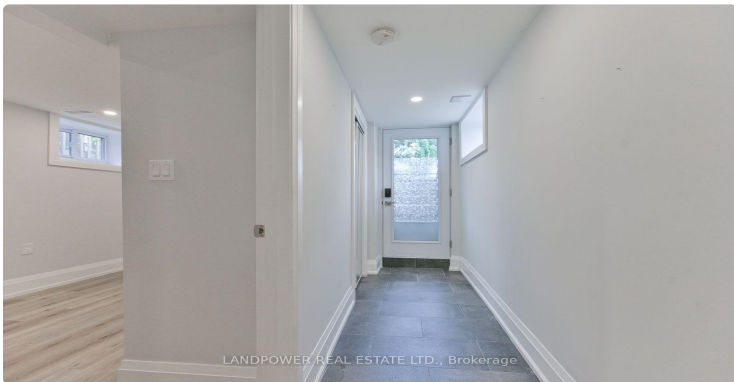
ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Vinyl Floor, Closet, Above Grade Window
Furnace Room	Basement	—	—
Kitchen	Basement	—	Combined w/Living, Stainless Steel Appl, Quartz Counter

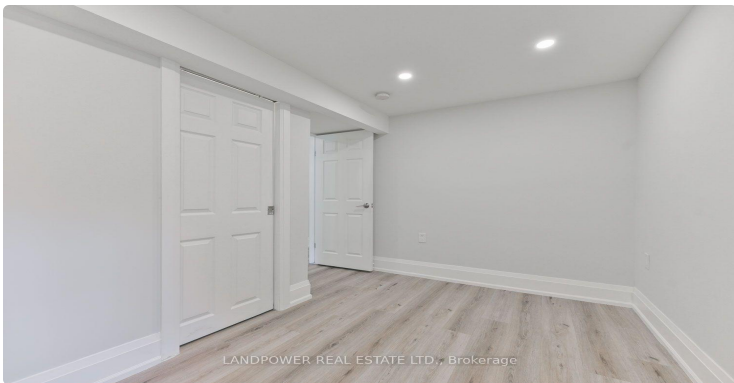
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Basement	—	4 Pc Bath, Combined w/Laundry, Quartz Counter
Bedroom 2	Basement	—	Vinyl Floor, Closet, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

LANDPOWER REAL ESTATE LTD.

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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.