



FOR LEASE

DETACHED

MLS# E13839792

6 Laxford Avenue, Toronto, ON M1R 1M6

Wexford-Maryvale, Toronto · M1R 1M6

C\$ 2,800/mo

3	2	900	2	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Great Location! Sun-filled main-level Bungalow in one of Scarborough's most desirable locations, bordering North York and close to popular restaurants along Lawrence Avenue. This spacious, renovated three-bedroom home features an eat-in kitchen with a walkout to the patio, gas stove, granite black countertops, and an open-concept living and dining area, LED pot lights throughout, a long front porch, exclusive private front yard for the main level, shared backyard, attached garage, and two parking spaces. Utilities are extra, and shared laundry. The powder room is located in the basement inside the laundry area and is allocated exclusively for the main-level. Situated in a family-friendly neighbourhood, the home is within walking distance to excellent schools, TTC, groceries, cafes, restaurants, shopping, parks, and trails, with quick access to the DVP and Highway 401. Additional features include multiple CCTV Camera surrounding the home and Wi-Fi smart thermostat. The basement is rented separately. No pets and no smoking or vaping permitted. Applicants are required to submit an employment letter, recent pay stubs, credit report, personal and landlord references. A virtual tour video is attached to this listing.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
POSTAL CODE	M1R 1M6
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

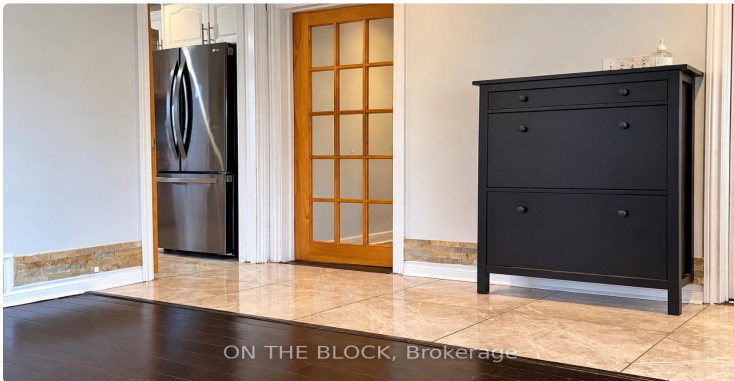
ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Large Window, Combined w/Living
Living Room	Main	—	Hardwood Floor, Window Floor to Ceiling, Combined w/Dining
Primary Bedroom	Main	—	Hardwood Floor, Large Window, B/I Closet

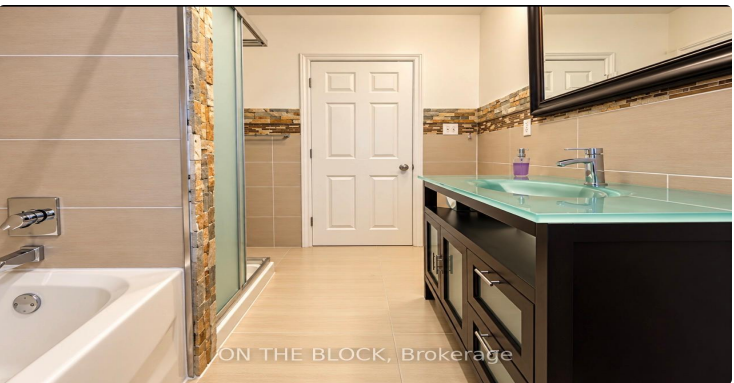
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ON THE BLOCK

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Large Window, B/I Closet
Bedroom 3	Main	—	Hardwood Floor, Large Window, B/I Closet
Kitchen	Main	—	Ceramic Floor, Custom Backsplash, W/O To Patio
Powder Room	Basement	—	Ceramic Floor, Window, 2 Pc Bath
Laundry	Basement	—	Laundry Sink, B/I Closet, LED Lighting

GALLERY





Pavel Shaganenko

ON THE BLOCK

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.