



HOMELIFE/CHAMPIONS REALTY INC. Brokerage

FOR LEASE DETACHED MLS# E13840480

978 Warden Avenue, Toronto, ON M1R 2N8

Wexford-Maryvale, Toronto · M1R 2N8

C\$ 2,600/mo

3	1	900	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this spacious 3-bedroom basement apartment at 978 Warden Ave. Offering a comfortable layout and plenty of living space, this home is ideal for a small family looking for convenience and affordability. Prime location close to shopping, restaurants, schools, public transit and everyday amenities. A great opportunity to enjoy a family-friendly neighbourhood with everything you need just minutes away. Move-in ready and available for lease!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M1R 2N8
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	—	—	Granite Counters
Living Room	Basement	—	—
Primary Bedroom	—	—	—
Kitchen	Basement	—	—
Bedroom 2	—	—	—
Bedroom	Basement	—	—
Bedroom 3	Basement	—	Laminate
Bedroom 2	Basement	—	—
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ROOM	LEVEL	DIMENSIONS	FEATURES
Laundry	Basement	—	—
Bedroom 3	Basement	—	—

GALLERY



LISTING AGENT

Pavel Shaganenko

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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.