



FOR LEASE

DETACHED

MLS# E13869602

41 Kimbermount Drive Lower, Toronto, ON M1T 2Y1

L'Amoreaux, Toronto · M1T 2Y1

C\$ 1,600/mo

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

ABOUT THIS PROPERTY

Welcome to your own private retreat in the heart of Scarborough! This bright and spacious 2-bedroom lower-level apartment features a separate entrance, 3 versatile rooms, and a private terrace perfect for morning coffee or evening unwind. Enjoy modern laminate and ceramic flooring throughout, with utilities and cable TV included for stress-free living. Pride of ownership is clear in every corner. Conveniently located just minutes to shopping, highways, hospitals, schools, TTC, and more this gem checks all the boxes!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ School

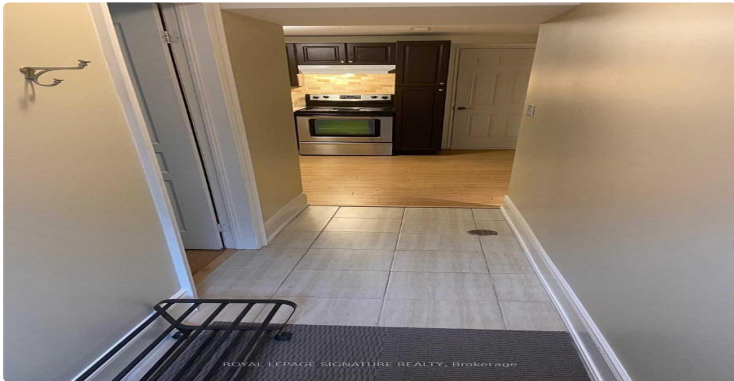
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	East
AREA RANGE	< 700 sqft
PARKING	1 spaces
POSTAL CODE	M1T 2Y1
NEIGHBOURHOOD	L'Amoreaux

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Lower	3.52 x 3.52	Laminate, Window
Dining Room	Lower	4.50 x 3.26	Combined w/Kitchen
Kitchen	Lower	4.50 x 3.26	Combined w/Kitchen, Modern Kitchen, Laminate
Bedroom	Lower	2.67 x 2.63	Laminate, Closet
Laundry	Lower	4.50 x 3.26	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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.