



HOMELIFE ELITE SERVICES REALTY INC., Brokerage

FOR LEASE

SEMI-DETACHED

MLS# E14084740

44 Greenhedges Court, Toronto, ON M1B 1T2

Malvern, Toronto · M1B 1T2

C\$ 3,450/mo

4	4	1,750	2	31-50	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

44 GREENHEDGES COURT is a great home for a small family! This renovated, executive semi-detached home offers 4 bdrms, a versatile home office/den (with kitchenette & full bathroom), and 3.5 bathrooms, offering plenty of options for a growing family. A nice sized family kitchen with stainless steel appliances and gas stove.The main floor home office/den with its own ensuite bath offers space for an elderly parent or a work-from-home setup; Please note ONLY THE UPPER 2 FLOORS ARE FOR RENT, but there is the option to rent the entire house for a different price. The professionally landscaped, courtyard-style backyard which stretches from a 25ft frontage to 50 ft at the rear, the 100 ft deep lot, creates an incredible private, outdoor oasis. Basement is NOT included in this price. Photos of basement are only if entire house is rented for higher price. The property provides complete privacy & backs directly onto Pinetree Park, & the Morningside Creek Ravine. Walking distance to Chinese Cultural Centre; The Islamic Foundation of Toronto Mosque, top GTA Islamic School: Gibraltar Leadership Academy (JK-Grade 12), Burrows Hall Library & Community Centre; Shopping, banks, restaurants, Centennial College, University of Toronto Scarborough, Centenary Hospital, 7 min to HWY 401, the future METROLINX LRT extension on McCowan & Sheppard, Toronto Zoo and Scarborough Town Centre.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Greenbelt/Conservation
- ✓ Place Of Worship
- ✓ Library
- ✓ Ravine
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AGE	31-50 years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M1B 1T2
NEIGHBOURHOOD	Malvern

ROOM BREAKDOWN

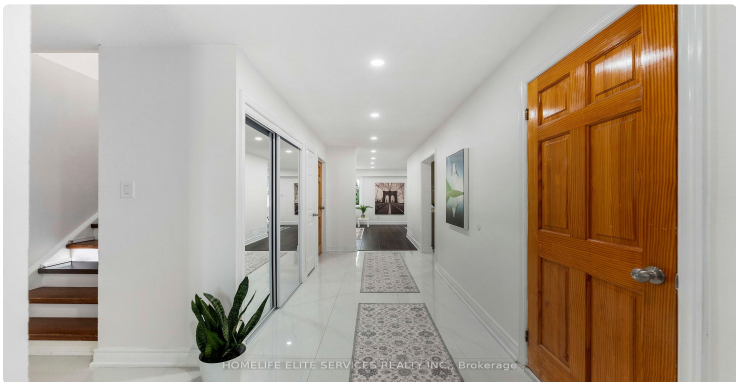
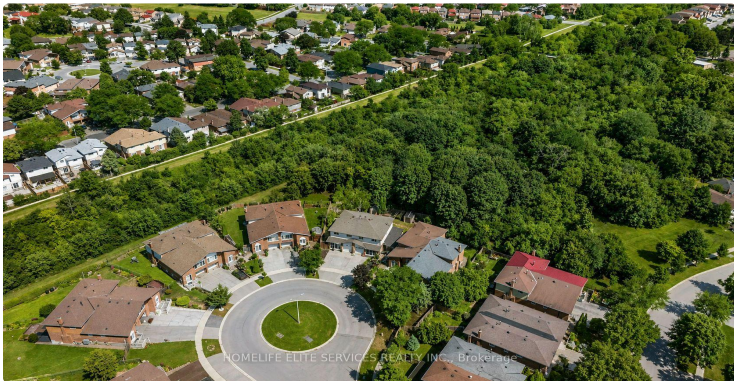
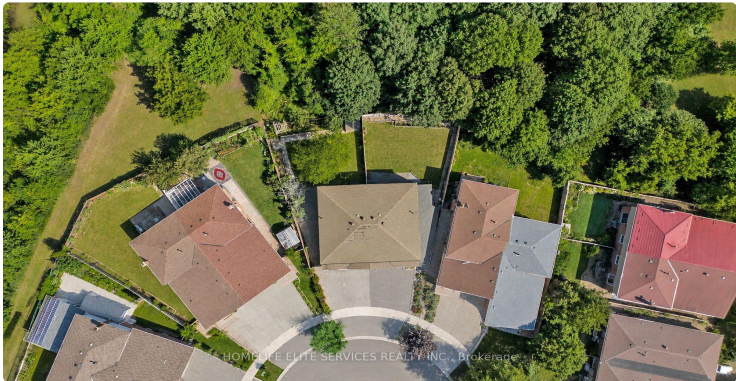
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Pot Lights, Combined w/Dining
Dining Room	Main	—	Laminate, Pot Lights, Marble Counter

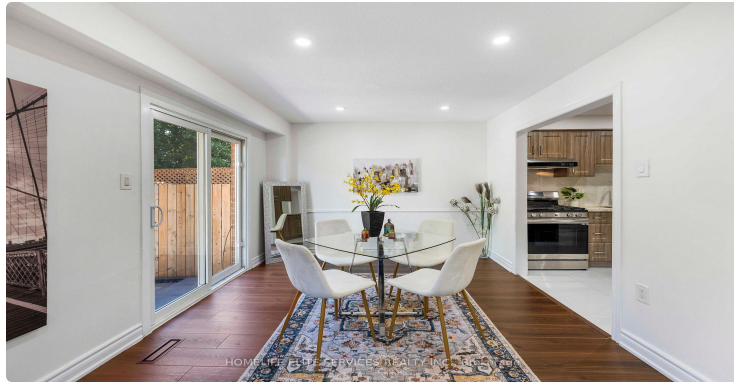
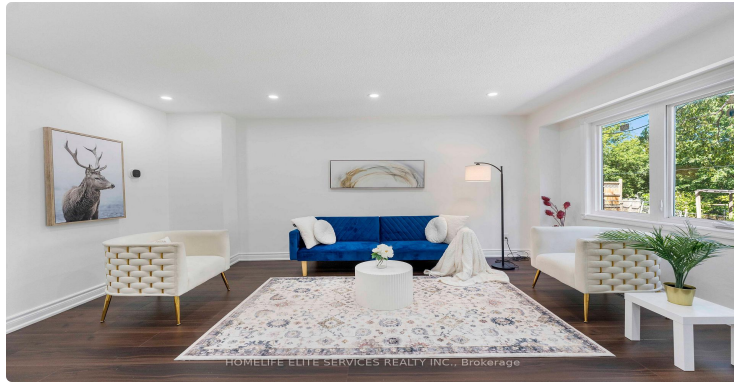
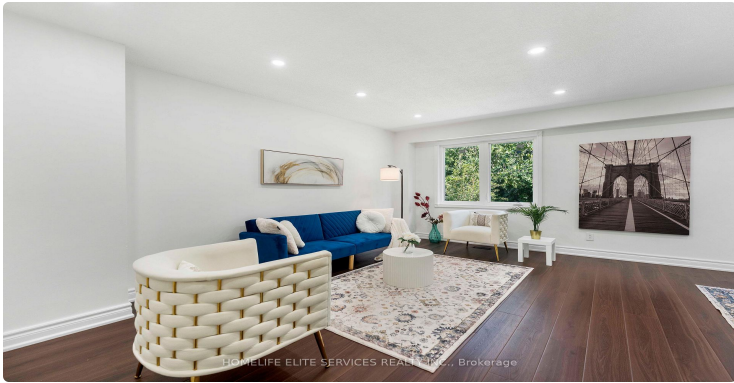
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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Floor, Granite Counters, Ceramic Backsplash
Powder Room	Main	—	2 Pc Bath
Bathroom	Main	—	3 Pc Bath
Den	Main	—	Side Door, Bar Sink
Primary Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite, Separate Shower
Bathroom	Second	—	3 Pc Ensuite, Tile Floor, Separate Shower
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Walk-In Closet(s)
Bathroom	Second	—	3 Pc Bath, Tile Floor, Quartz Counter
Kitchen	Basement	—	—
Bedroom 5	Basement	—	—
Living Room	Basement	—	—

GALLERY





LISTING AGENT

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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.