



FOR LEASE

SEMI-DETACHED

MLS# E14086408

# 94 Heale Avenue Ground Floor, Toronto, ON M1N 3X8

Birchcliffe-Cliffside, Toronto · M1N 3X8

C\$ 1,600/mo

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

## ABOUT THIS PROPERTY

\*All utilities included \* Welcome home to this 897 sq ft, 1 bedroom, 1 bathroom ground floor unit in the established Birchcliffe-Cliffside community. Featuring a side entrance, a generous sized living space, and a convenient walk-out from the living room, this bright and functional unit offers both comfort and practicality. The living/dining room combination features large windows, storage space, and pot lights, while the eat-in kitchen provides ample cupboard space for all your storage needs. Enjoy the added value of all utilities included in the rent, plus one parking space on the driveway! Situated in an established Toronto neighbourhood, this property is within walking distance to Scarborough GO Transit and offers easy access to Warden & Kennedy TTC Stations, local shops, restaurants, great schools, parks, and everyday amenities. Enjoy a residential setting with easy connections to downtown Toronto and the surrounding areas. The nearby Scarborough Bluffs, Sailing Club, Yacht Club, Bluffer's Park Marina, and Lake Ontario waterfront provide excellent opportunities for outdoor relaxation and recreation. Move in and enjoy right away! Come and view today!

### FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Lake/Pond
- ✓ Public Transit
- ✓ School
- ✓ Marina
- ✓ Hospital

### PROPERTY DETAILS

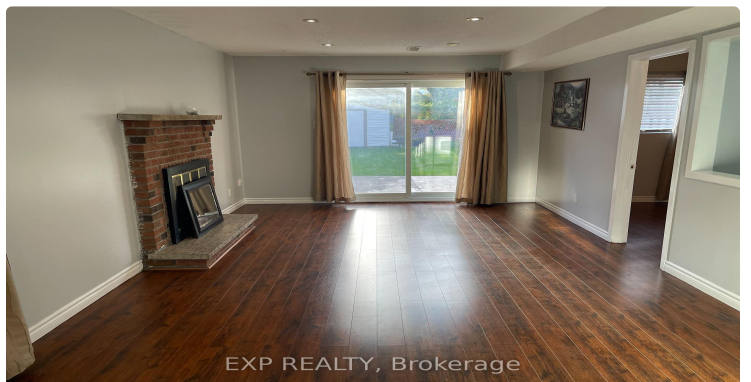
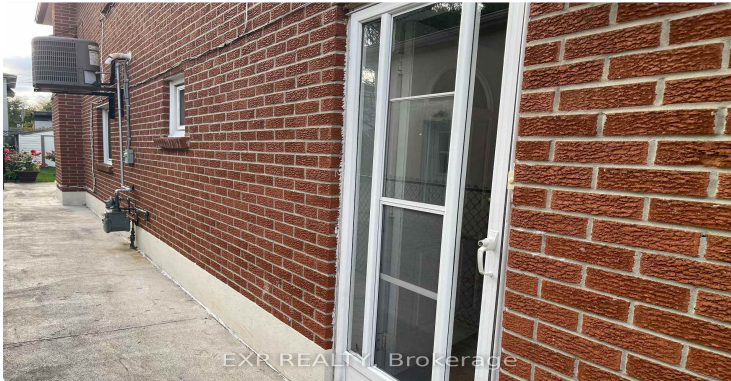
|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Semi-Detached         |
| LISTING STATUS | For Lease             |
| STYLE          | 2-Storey              |
| PROPERTY TYPE  | Semi-Detached         |
| FACING         | West                  |
| AREA RANGE     | 700-1100 sqft         |
| PARKING        | 1 spaces              |
| POSTAL CODE    | M1N 3X8               |
| NEIGHBOURHOOD  | Birchcliffe-Cliffside |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES   |
|-------------|--------|------------|------------|
| Common Room | Ground | —          | —          |
| Foyer       | Ground | —          | Tile Floor |
| Foyer       | Ground | —          | —          |
| Common Room | Ground | —          | —          |
| Common Room | Ground | —          | —          |

| ROOM         | LEVEL  | DIMENSIONS | FEATURES                                     |
|--------------|--------|------------|----------------------------------------------|
| Foyer        | Ground | —          | Tile Floor                                   |
| Common Room  | Ground | —          | Tile Floor, Separate Room                    |
| Common Room  | Ground | —          | Tile Floor, Separate Room, Closet            |
| Foyer        | Ground | —          | —                                            |
| Foyer        | Ground | —          | Hardwood Floor, Pot Lights                   |
| Living Room  | Ground | —          | Hardwood Floor, Pot Lights, Walk-Out         |
| Dining Room  | Ground | —          | Hardwood Floor, Pot Lights, Large Window     |
| Kitchen      | Ground | —          | Tile Floor, Eat-in Kitchen, Granite Counters |
| Bedroom      | Ground | —          | Hardwood Floor, Large Window, Walk-Out       |
| Bathroom     | Ground | —          | Tile Floor, 4 Pc Bath, Window                |
| Living Room  | —      | —          | Hardwood Floor, Pot Lights, Walk-Out         |
| Utility Room | Ground | —          | Concrete Floor, Closet, Walk-Out             |
| —            | —      | —          | —                                            |
| —            | —      | —          | —                                            |

## GALLERY





**Pavel Shaganenko**

EXP REALTY

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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.