



FOR LEASE

DETACHED

MLS# E14096984

3 Timgren Drive Lower, Toronto, ON M1R 3R4

Wexford-Maryvale, Toronto · M1R 3R4

C\$ 1,895/mo

2	2	900	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To Wexford-Maryvale! This Oversize Lower Level Unit Has 2 Bedrooms, 2 Bathrooms And Is Smartly Laid Out Over Almost 800 Square Feet To Maximize Functionality. In Addition To The Practical Layout, This Unit Features Parking And En-Suite Laundry, Leaving You Wanting For Nothing. With Access To The 401, Go Transit, And The Eglinton LRT, The City Is At Your Fingertips! Close To Manhattan Park And Schools, Plus Costco And The Golden Mile Are Easily Available To Satisfy Your Shopping Needs. Includes All Utilities, And Rent Is Inclusive Of One Parking Spot On The Private Drive. Available Now So This Unit Is Ready For You To Call This Your New Home!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Place Of Worship
- ✓ Public Transit

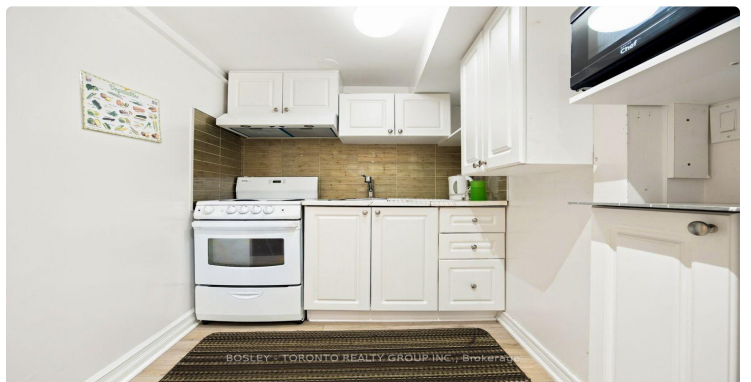
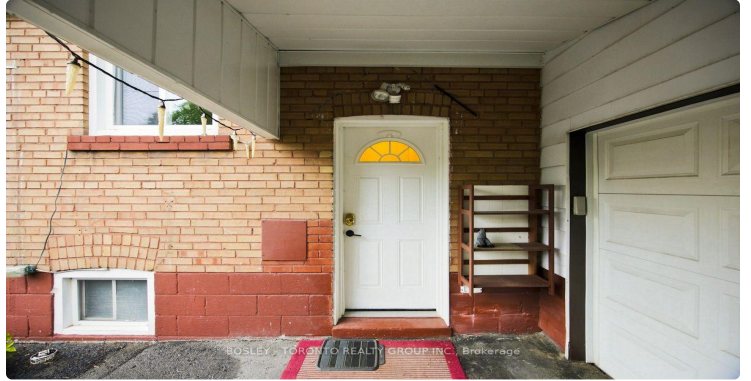
PROPERTY DETAILS

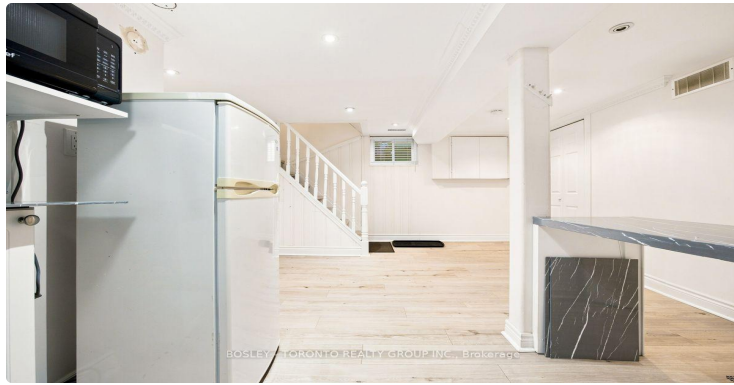
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M1R 3R4
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	Laminate, Pot Lights, Window
Kitchen	Lower	—	Laminate, Stainless Steel Appl, Backsplash
Primary Bedroom	Lower	—	Laminate, Double Closet, Window
Bedroom	Lower	—	Laminate, Ensuite Bath, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY - TORONTO REALTY GROUP INC.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.