


FOR LEASE | DETACHED | MLS# E14153926

# 1340 Warden Avenue Main, Toronto, ON M1R 2R8

Wexford-Maryvale, Toronto · M1R 2R8

## C$ 2,500/mo

| 3 | 1 | 900 | 2 | — | For Lease |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome to this spacious 3-bedroom main-floor apartment, featuring a bright living room with a large window that fills the space with natural light. The unit offers a comfortable and functional layout, including generously sized bedrooms and a well-proportioned living area, making it ideal for professionals, small families, couples, or students seeking short-term or flexible accommodation. Flexible month-to-month arrangement, Tenant pays 70% of utilities, or a fixed monthly utility option of $250, Key Deposit: $100, Tenants will also enjoy access to a large backyard, offering additional outdoor space for relaxation and enjoyment. Enjoy a convenient location close to public transit, restaurants, entertainment, Scarborough Town Centre (STC), Costco, and major highways, including Highway 401 and Highway 404. Schools, parks, and places of worship are also nearby, providing easy access to everyday essentials and amenities. An excellent opportunity to enjoy spacious main-floor living in a convenient location with flexible lease terms. Professionally managed by Sawera Property Management (SPM)

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Lease |
| STYLE | Bungalow |
| PROPERTY TYPE | Detached |
| BASEMENT | Apartment |
| FACING | East |
| AREA RANGE | 700-1100 sqft |
| PARKING | 2 spaces |
| POSTAL CODE | M1R 2R8 |
| NEIGHBOURHOOD | Wexford-Maryvale |

## ROOM BREAKDOWN

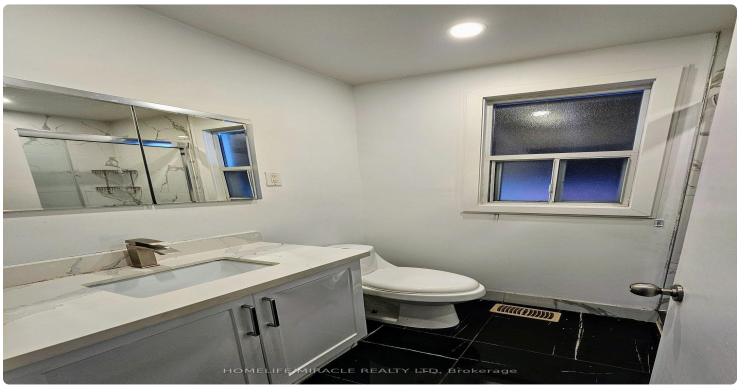
| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Combined w/Dining, Hardwood Floor, Window |
| Dining Room | Main | — | Combined w/Living, Hardwood Floor, Window |
| Kitchen | Main | — | Quartz Counter, Stainless Steel Appl, Window |
| Primary Bedroom | Main | — | Closet, Hardwood Floor, Window |

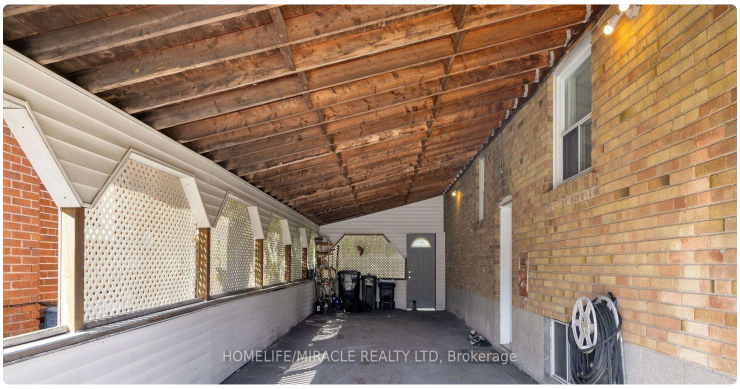
| ROOM | LEVEL | DIMENSIONS | FEATURES |
| --- | --- | --- | --- |
| Bedroom 2 | Main | — | Closet, Hardwood Floor, Window |
| Bedroom 3 | Main | — | Closet, Hardwood Floor, Window |

# GALLERY


HOMELIFE/MIRACLE REALTY LTD, Brokerage


1340
HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage




HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage








HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage


HOMELIFE/MIRACLE REALTY LTD, Brokerage

## LISTING AGENT


### Pavel Shaganenko

HOMELIFE/MIRACLE REALTY LTD

**Email:** pshaganenko@gmail.com


Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.