



ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES, Brokerage

FOR LEASE

SEMI-DETACHED

MLS# W13709116

44 Browns Line, Toronto, ON M8W 3S9

Alderwood, Toronto · M8W 3S9

C\$ 4,000/mo

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

ABOUT THIS PROPERTY

MAIN FLOOR ONLY for lease in a well maintained Etobicoke home! This spacious 4 bedroom, 2 bathroom main floor offers a bright and functional layout, perfect for working professionals seeking a comfortable place to call home.The home can come partially furnished, including beds in all four bedrooms (one room features a futon), a couch, coffee table, desk, kitchen table with chairs, lamps, and basic kitchen appliances. If an unfurnished space is preferred, this can be arranged.Internet is included in the rent. Rent is plus 80% of utilities, with the landlord paying the remaining 20%. Available September 1. Preference will be given to working adults. One pet may be considered; multiple pets are not preferred.Tenant is required to obtain tenant insurance. During the winter months, the tenant is responsible for snow removal as needed to maintain safe access to the property. Any costs associated with snow removal are not included in the rent.Conveniently located close to parks, schools, shopping, public transit, major highways, and other everyday amenities, this home offers excellent value in a desirable Etobicoke neighbourhood.

FEATURES

- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M8W 3S9
NEIGHBOURHOOD	Alderwood

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES

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