



FOR LEASE

DETACHED

MLS# W13752938

35 Silverhill Drive Lower, Toronto, ON M9B 3W3

Islington-City Centre West, Toronto · M9B 3W3

C\$ 2,500/mo

3	1	1,300	1	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 35 Silverhill Drive, a beautifully renovated three-bedroom 1,227 sq. ft. basement apartment located in a quiet, family-friendly neighbourhood in Etobicoke. This bright and spacious home offers the perfect blend of modern comfort, privacy, and convenience - ideal for professionals, small families, or anyone seeking a fresh, move-in-ready space in a great Toronto location. The open-concept layout with an oversized window allows for plenty of natural light. The modern kitchen includes stainless steel appliances, sleek cabinetry, and generous counter space. The three bedrooms are well-sized with ample closet storage, and the newly renovated bathroom offers contemporary fixtures and finishes. Enjoy the convenience of in-suite laundry with stacked washer and dryer, along with your own private separate entrance. A dedicated driveway parking space is included. Situated in a prime Etobicoke location, this home offers easy access to public transit, highways, and local amenities. The Kipling TTC and GO Stations are just minutes away, making commuting to downtown Toronto simple and efficient. Major routes like Highway 427, the QEW, and the Gardiner Express way are also close by for quick travel across the GTA. Families will appreciate the excellent school district, nearby parks, and welcoming community atmosphere. Local green spaces like Tom Riley Park and East Mall Park offer plenty of opportunities for outdoor recreation, while nearby shopping centres - including Sherway Gardens - provide access to dining, retail, and entertainment options. Vacant and available for immediate possession.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M9B 3W3
NEIGHBOURHOOD	Islington-City Centre West

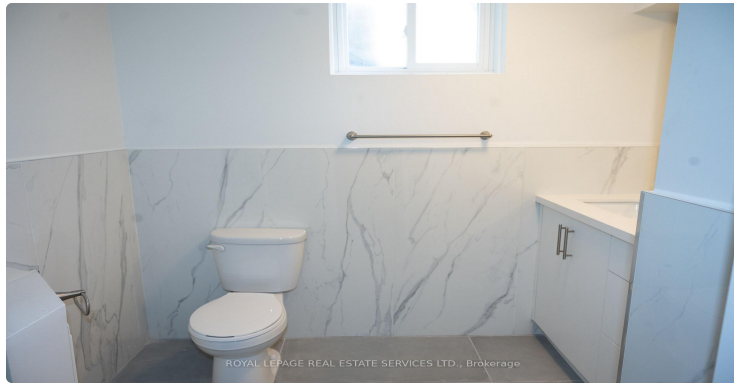
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
35 Silverhill Drive Lower, Toronto, ON M9B 3W3				

Kitchen	Basement	—	Laminate
Dining Room	Basement	—	Combined w/Living, Large Window, Laminate
Living Room	Basement	—	Combined w/Dining, Large Window, Laminate
Primary Bedroom	Basement	—	Closet, Window, Laminate
Bedroom 2	Basement	—	Closet, Window, Laminate
Bedroom 3	Basement	—	Closet, Window, Laminate
Bathroom	Basement	—	3 Pc Bath, Window, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.