



FOR LEASE

SEMI-DETACHED

MLS# W13836368

49 B East Drive Lower, Toronto, ON M6N 2N8

Rockcliffe-Smythe, Toronto · M6N 2N8

C\$ 1,699/mo

1	1	900	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this bright, charming 1 bedroom basement apartment in the sought-after Rockcliffe-Smythe neighbourhood of Toronto. This suite offers comfortable, low-maintenance living with a private entrance and a layout that maximizes space and light. Step inside to a spacious, combined living room and kitchen, perfect for entertaining or relaxing after a long day. High ceilings create an open, airy feel, and windows in both the living room and bedroom fill the space with natural light. The modern kitchen is equipped with sleek finishes and ample storage, ready for everyday cooking and hosting. Enjoy the convenience of an ensuite washer and dryer, keeping laundry simple and private. This unit also features its own private entrance from outside, offering a true sense of independence. Heat, hydro, and water are all included in the rent, making budgeting simple and stress free. Located in Rockcliffe-Smythe, a well established community developed after the Second World War, this home puts you close to plenty of green space, including Smythe Park and the Lambton Park and Scarlett Woods golf courses. The area has seen a wave of revitalization, with new retail at the Stockyards mall nearby and the popular Junction shopping strip a short walk south. Commuters will appreciate easy access to TTC bus routes connecting to the Bloor-Danforth subway line, including a direct bus to York University down the street. The upcoming Eglinton Crosstown LRT at Mount Dennis Station will bring even more convenience. Families will find several public, Catholic, and community schools nearby. A great opportunity for a professional or couple looking for a private, modern space in a growing, well connected Toronto neighbourhood. Click the virtual tour and video links now to preview this home before scheduling your visit!

FEATURES

✓ Basement

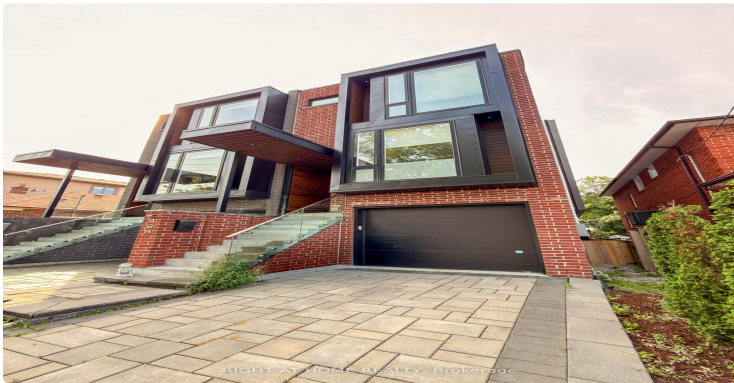
PROPERTY DETAILS

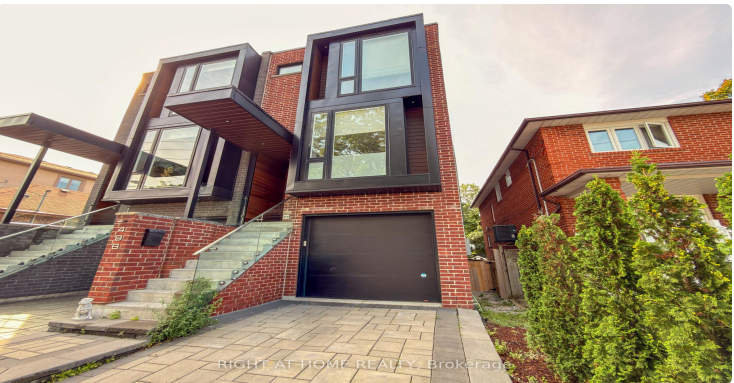
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	700-1100 sqft
POSTAL CODE	M6N 2N8
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

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.