



FOR LEASE

DUPLEX

MLS# W13864492

188 Westminster Avenue, Toronto, ON M6R 1P1

High Park-Swansea, Toronto · M6R 1P1

C\$ 7,500/mo

4	3	2,250	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 188 Westminster Avenue, a Bright and Spacious Executive Home in the Heart of High Park-Swansea, directly across the street from beautiful High Park. This well-designed family home combines classic charm with modern comfort. A private elevator serves the unit. The open-concept living and dining areas feature hardwood floors, a gas fireplace, and large windows filled with natural light. The modern kitchen offers a large center island, high-end appliances, and overlooks the dining area, making it perfect for everyday living and entertaining. The second floor includes a spacious primary bedroom features a custom-made closet and 5-piece ensuite. The den features: French doors, a high ceiling, large window ideal for a home office or reading room, and a comfortable family room The third floor offers 2 bright bedrooms, a separate laundry room, skylights, and access to two private terraces, front and rear, with a BBQ. The third floor features two bright bedrooms, each with walk-out access to large private terraces, offering peaceful treetop views, 2 skylights provide plenty of natural light. Additional features include a private elevator, heated floors, three bathrooms, separate laundry, garage parking for one vehicle, and a private fenced backyard. Enjoy walking to High Park, Keele Subway Station, cafes, restaurants, shops, and excellent schools, Easy access to downtown Toronto, the Gardiner Expressway, QEW, and Lake Shore Boulevard.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

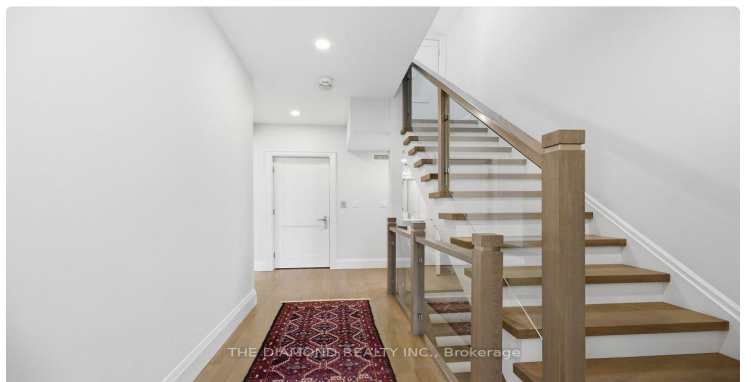
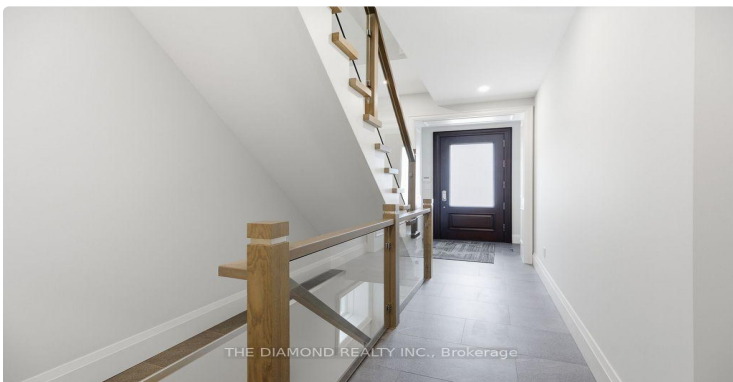
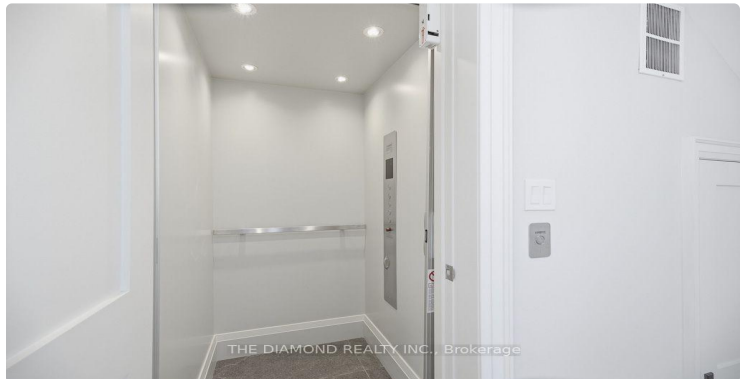
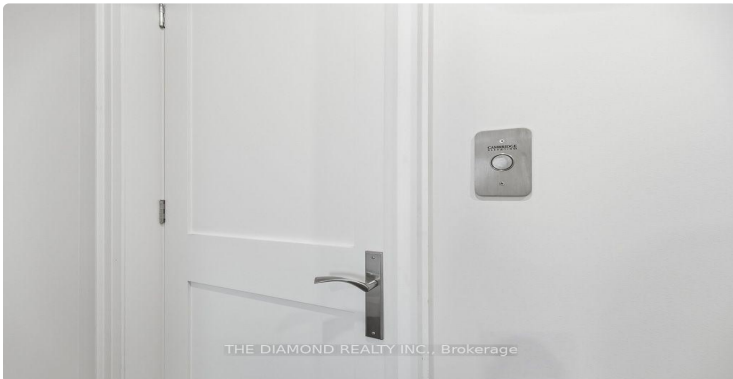
PROPERTY TYPE	Duplex
LISTING STATUS	For Lease
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
POSTAL CODE	M6R 1P1
NEIGHBOURHOOD	High Park-Swansea

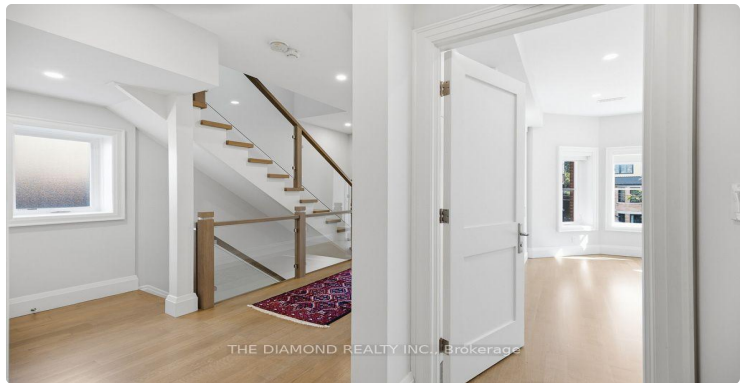
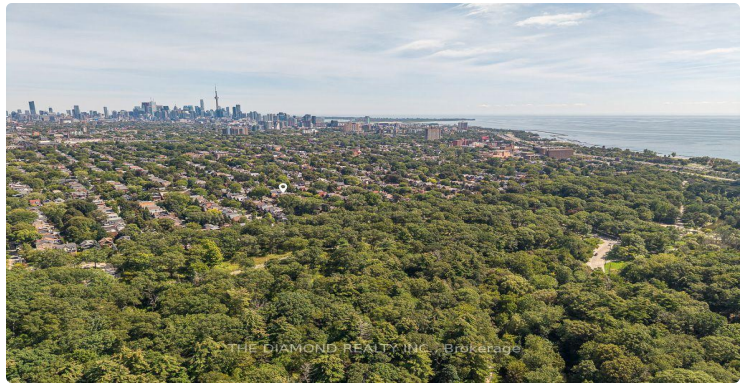
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Pot Lights, Elevator
Living Room	Second	6.60 x 4.90	B/I Bookcase, Combined w/Family, Hardwood Floor
Dining Room	Second	4.10 x 3.15	Built-in Speakers, Hardwood Floor, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	3.80 x 3.55	Pot Lights, Modern Kitchen, Overlooks Dining
Primary Bedroom	Second	5.30 x 3.40	Hardwood Floor, Pot Lights, 5 Pc Ensuite
Family Room	Second	3.55 x 3.32	Combined w/Dining, Overlooks Garden, Gas Fireplace
Den	Second	2.97 x 2.58	Hardwood Floor, Cathedral Ceiling(s), French Doors
Bedroom 2	Third	—	Pot Lights, Walk-In Closet(s), W/O To Deck
Bedroom 3	Third	—	Walk-In Closet(s), Hardwood Floor, W/O To Deck
Foyer	Third	—	Hardwood Floor, Pot Lights, W/O To Deck

GALLERY





LISTING AGENT

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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.