



FOR LEASE

LOWER LEVEL

MLS# W13865196

64 Lexington Avenue Basement, Toronto, ON M9V 2G8

West Humber-Clairville, Toronto · M9V 2G8

C\$ 1,800/mo

2	1	600	1	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A compact, self contained with a separate side entrance to this 2-BR Basement apartment. A brand new Stainless Steel Stove will be installed for the new Tenant (to replace the existing old white Stove); existing newer stainless fridge and exhaust fan; newly painted and new laminate floors. Heating, AC, Water and Hydro are included in the monthly lease payment except, cable, internet and telephone - are for account of the Tenant. Laundry facilities w/ laundry tub, washer and dryer in basement shared with main floor Tenants. One parking spot in front yard by the lamp post. Easy access and short walk to public transportation, 5 minutes to Box Stores i.e. Canadian Tire, Shoppers Drug, Banks and numerous Restaurants & Drive thru! Ready for you, just move in!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Lower Level
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Lower Level
BASEMENT	Apartment, Crawl Space, Separate Entrance
FACING	South
AGE	51-99 years
AREA RANGE	< 700 sqft
PARKING	1 spaces
POSTAL CODE	M9V 2G8
NEIGHBOURHOOD	West Humber-Clairville

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Laminate, Above Grade Window
Kitchen	Basement	—	Ceramic Floor, Eat-in Kitchen
Bedroom	Basement	—	Laminate, Above Grade Window
Bedroom 2	Basement	—	Laminate, Above Grade Window
Laundry	Basement	—	—

Lexington Avenue Basement, Toronto M9V 2G8

CORCORAN HORIZON REALTY

GALLERY





LISTING AGENT

Pavel Shaganenko

CORCORAN HORIZON REALTY

Email: pshaganenko@gmail.com

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.