



FOR LEASE

ATT/ROW/TOWNHOUSE

MLS# W13881628

58 Fern Avenue Lower, Toronto, ON M6R 1K1

Roncesvalles, Toronto · M6R 1K1

C\$ 2,200/mo

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

ABOUT THIS PROPERTY

The fully finished lower level offers 7.5-foot ceilings, complete with underpinning, waterproofing, and spray foam insulation for comfort and efficiency. Featuring its own private entrance, this versatile space includes a sunlit living area, generous bedroom, modern kitchen, private laundry, and a heated-floor bathroom. Located in a vibrant, family-friendly neighbourhood surrounded by parks, top-rated schools, and everyday conveniences, you will also enjoy easy access to transit, local shops, and dining options, making this all-inclusive home an ideal choice for both lifestyle and investment. *Some photos are virtually staged* Sofa & Barstools are included.

FEATURES

- ✓ Basement
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Hospital
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Apartment
FACING	North
AREA RANGE	700-1100 sqft
POSTAL CODE	M6R 1K1
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Combined w/Kitchen
Kitchen	Basement	—	Hardwood Floor, Combined w/Living, Large Window
Bedroom	Basement	—	Large Window, B/I Closet
Laundry	Basement	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.