



ROYAL LEPAGE SIGNATURE REALTY Brokerage

FOR LEASE

DETACHED

MLS# W14084588

62 Beaver Avenue Bsmt, Toronto, ON M6H 2G1

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 2G1

C\$ 1,200/mo

1	1	600	0	6-15	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Freshly painted basement bachelor studio with its own private separate entrance, in a well-kept 12-year-old home on a beautiful, family-oriented street in the Wallace Emerson community. Thoughtfully finished with 9-foot ceilings, engineered hardwood throughout the living space and ceramic tile in the kitchen and bathroom. The kitchen features beautiful granite countertops, espresso shaker cabinets and a stainless steel fridge and stove. Unfurnished and available immediately. Enjoy everything the Geary Avenue neighbourhood has to offer, with its cafes, bakeries and restaurants just around the corner, and the Junction and High Park close by. Immediate TTC service right at your doorstep: the Dufferin and Davenport bus routes connect you to the subway in minutes, with the 29 Dufferin running straight to Dufferin Station on Line 2 for easy access to downtown and across the city. Happy Coin Laundromat is just a 5-minute walk from the home. Landlord handles snow removal and lawn care and covers the water heater rental. Utilities are included in the rent: hydro, heat/gas and water are all covered, with the tenant responsible only for their own internet. No parking, in-suite laundry or backyard included.

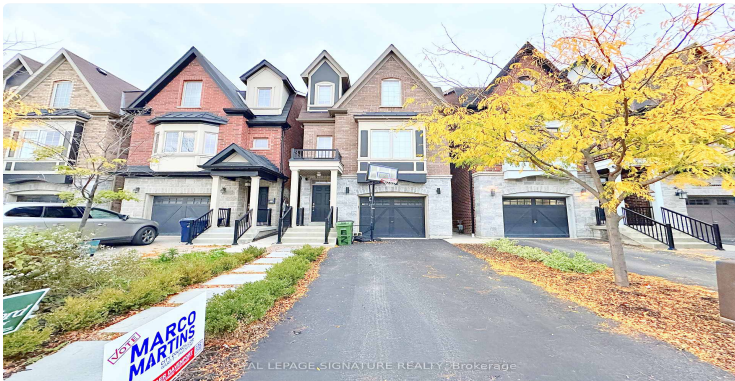
FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bachelor/Studio
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AGE	6-15 years
AREA RANGE	< 700 sqft
POSTAL CODE	M6H 2G1
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

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.