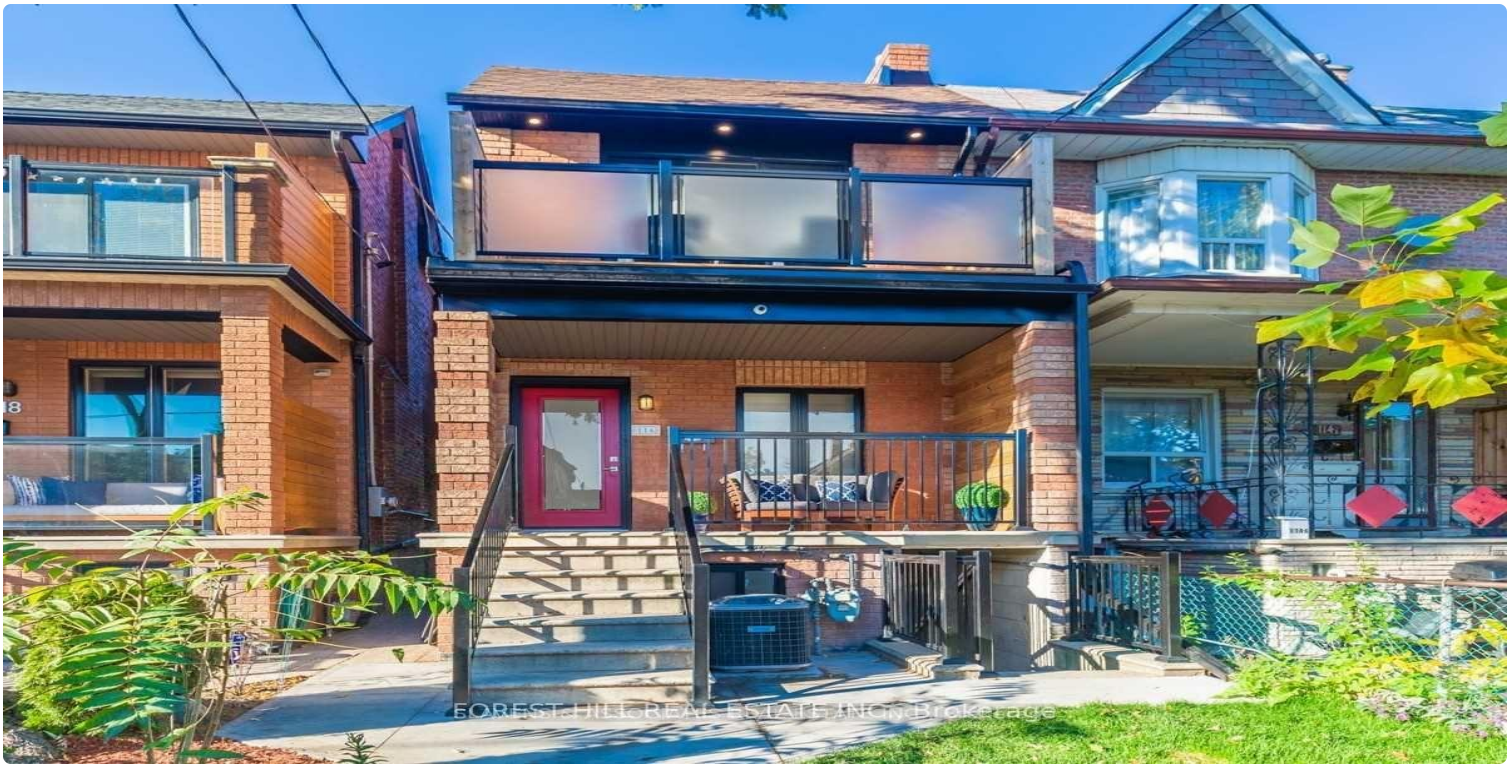




FOR LEASE

ATT/ROW/TOWNHOUSE

MLS# W14088466

# 116 Armstrong Avenue Main, Toronto, ON M6H 1V8

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1V8

C\$ 5,480/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 4        | 3         | 1,750 | 2       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

\*All Utilities Included. No additional fee\*Don't Miss This Opportunity To Rent This Newly Transformed Family Size Modern Home That Boasts High Ceilings, 4 Bedrooms, 3 BathroomsAnd A Backyard For Open Air! The Master Bedroom Has A W/O Terrace And A 'Spa-Like' Ensuite Bathroom Equipped W/A Rain Shower! ShortWalking Distance To Either Dufferin Or Lansdowne Subway Station And Dufferin Shopping Mall. Basement 2 Bedroom Apartment NotIncluded. Currently Tenanted.

## FEATURES

- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

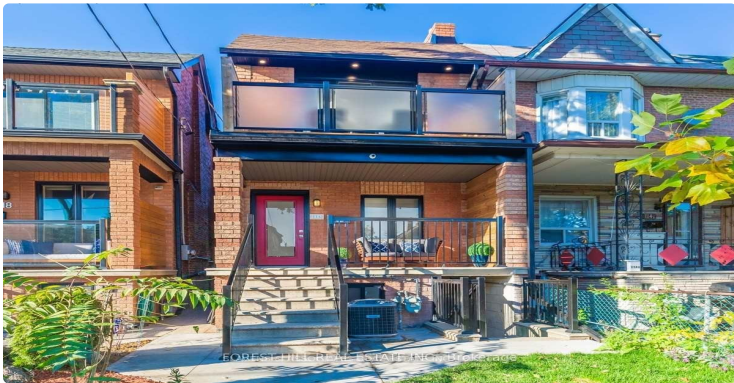
## PROPERTY DETAILS

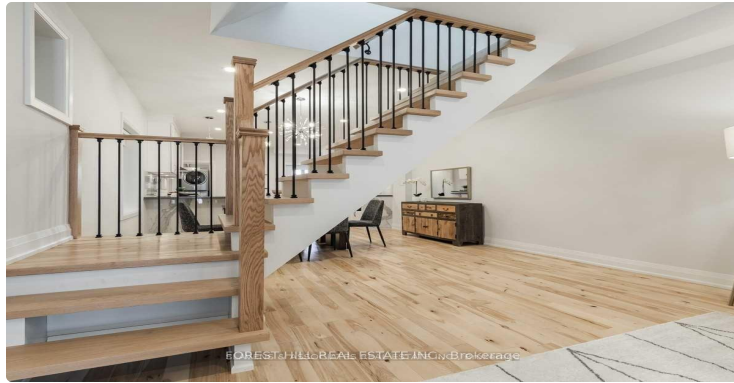
|                |                                        |
|----------------|----------------------------------------|
| PROPERTY TYPE  | Att/Row/Townhouse                      |
| LISTING STATUS | For Lease                              |
| STYLE          | 2-Storey                               |
| PROPERTY TYPE  | Att/Row/Townhouse                      |
| FACING         | North                                  |
| AREA RANGE     | 1500-2000 sqft                         |
| PARKING        | 1.5 spaces                             |
| POSTAL CODE    | M6H 1V8                                |
| NEIGHBOURHOOD  | Dovercourt-Wallace<br>Emerson-Junction |

# ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                    |
|-----------------|--------|-------------|---------------------------------------------|
| Dining Room     | Main   | 4.17 x 3.05 | Hardwood Floor, Pot Lights                  |
| Living Room     | Main   | 4.32 x 3.99 | Hardwood Floor, South View, Pot Lights      |
| Primary Bedroom | Second | 4.17 x 3.40 | 3 Pc Bath, Laminate, W/O To Terrace         |
| Bedroom 2       | Second | 3.04 x 2.13 | Laminate, Window                            |
| Bedroom 3       | Second | 3.04 x 2.79 | Laminate, Double Closet                     |
| Bedroom 4       | Second | 4.01 x 2.68 | Laminate, Double Closet, Overlooks Backyard |
| Kitchen         | Main   | —           | B/I Appliances, Quartz Counter, Backsplash  |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

FOREST HILL REAL ESTATE INC.

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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.