



FOR LEASE

DETACHED

MLS# W14094402

# 289 Beta Street Bsmt, Toronto, ON M8W 4H9

Alderwood, Toronto · M8W 4H9

C\$ 1,999/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 2,750 | 0       | 51-99     | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Bright, modern two bedroom basement apartment on a quiet, tree-lined street in desirable Alderwood. Freshly painted with new floors throughout, very clean, very comfortable, and finished to a standard that does not feel like a basement. The professionally designed kitchen anchors the unit, with full size stainless steel appliances including a dishwasher, and a large island made for entertaining. The primary bedroom is a proper bedroom, and the second works well as a kids bedroom, office or guest space. Ensuite laundry means no shared machines and no hauling baskets up the stairs. Private entrance and immediate possession. Cats and small dogs are welcome. Non-smoking unit. Tenant pays 20 percent of utilities. Street parking. Alderwood is one of Etobicoke's best-kept secrets, and this corner of it is genuinely walkable. The TTC stop at Evans and Gamma is a one minute walk, Douglas Park and its playground are four minutes up the street, and Lanor Junior Middle School is a five minute stroll, with St. Ambrose Catholic School close behind. Sir Adam Beck Park adds lit tennis courts and an outdoor rink in winter, and the waterfront trail at Marie Curtis Park rounds out the south end of the neighbourhood. Long Branch GO is a short hop for the ride downtown, the QEW and 427 are right there when you drive, and groceries, coffee and Sherway Gardens are all close. A clean, comfortable home base for a commuter, a couple, or a small family that wants quiet without giving up the city. Photos have been virtually staged.

### FEATURES

- ✓ Basement
- ✓ Public Transit

### PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Detached                     |
| LISTING STATUS | For Lease                    |
| STYLE          | 2-Storey                     |
| PROPERTY TYPE  | Detached                     |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | West                         |
| AGE            | 51-99 years                  |
| AREA RANGE     | 2500-3000 sqft               |
| POSTAL CODE    | M8W 4H9                      |
| NEIGHBOURHOOD  | Alderwood                    |

## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                          |
|-------------|----------|------------|---------------------------------------------------|
| Kitchen     | Basement | —          | Stainless Steel Appl, Breakfast Bar, Open Concept |
| Living Room | Basement | —          | Open Concept, Laminate                            |

1000 Lakeshore Blvd W, Toronto, ON M8W 4H9

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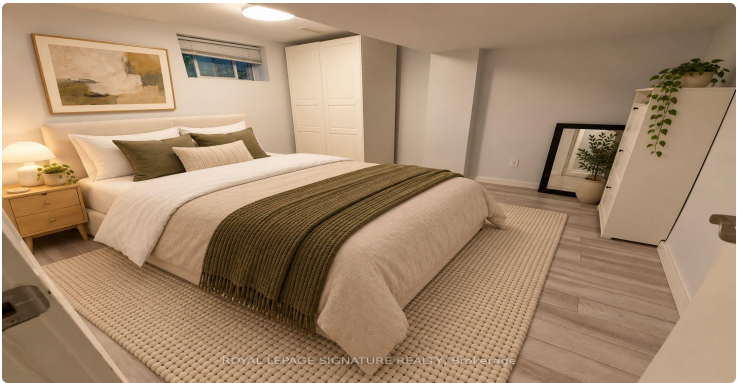
| ROOM            | LEVEL    | DIMENSIONS | FEATURES         |
|-----------------|----------|------------|------------------|
| Living Room     | Basement | —          | Open Concept     |
| Primary Bedroom | Basement | —          | Laminate, Window |
| Bedroom 2       | Basement | —          | Laminate, Window |

GALLERY





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## LISTING AGENT

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**Pavel Shaganenko**

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**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.