



SUTTON GROUP OLD MILL REALTY INC. Broker/Realtor

FOR LEASE

DETACHED

MLS# W14130174

# 1 North Park Drive, Toronto, ON M6L 1K1

Maple Leaf, Toronto · M6L 1K1

C\$ 2,100/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 900   | 2       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Bright, spacious and inviting! This two-bedroom lower-level apartment in a raised bungalow features impressive 9-foot ceilings and large windows that create an airy, open feel. A private, ground-level entrance offers easy access with no stairs. The open-concept living area combines comfortable living and dining space with a generous, thoughtfully laid-out kitchen featuring white cabinetry, stainless steel appliances and ample counter and cupboard space. The spacious primary bedroom offers two closets, while the second bedroom features double doors and the flexibility to serve as a separate dining room or home office. A full bathroom with a walk-in shower and a dedicated ensuite laundry room with a sink add everyday convenience. Includes two parking spaces on a separate private driveway at the side of the house, exclusively for the tenant's use. Conveniently located near Gracefield Public School, Amesbury Middle School and St. Francis Xavier Catholic School, with nearby North Park offering neighbourhood green space. Enjoy convenient access to TTC bus service on Keele Street and Lawrence Avenue, along with shopping, restaurants and everyday essentials.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

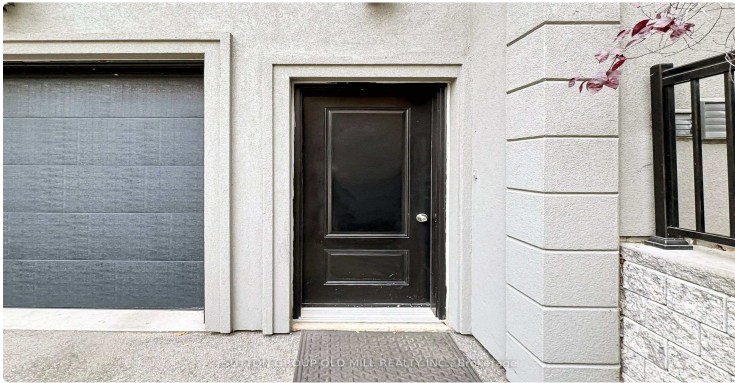
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Lease         |
| STYLE          | Bungalow-Raised   |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Separate Entrance |
| FACING         | South             |
| AREA RANGE     | 700-1100 sqft     |
| PARKING        | 2 spaces          |
| POSTAL CODE    | M6L 1K1           |
| NEIGHBOURHOOD  | Maple Leaf        |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                     |
|-------------|--------|------------|------------------------------|
| Living Room | Ground | —          | Laminate, Combined w/Dining  |
| Dining Room | Ground | —          | Laminate, Combined w/Kitchen |
| Kitchen     | Ground | —          | Laminate, Combined w/Dining  |
| Foyer       | Ground | —          | Laminate                     |

| ROOM      | LEVEL  | DIMENSIONS | FEATURES   |
|-----------|--------|------------|------------|
| Laundry   | Ground | —          | Tile Floor |
| Bathroom  | Ground | —          | Tile Floor |
| Bedroom   | Ground | —          | Laminate   |
| Bedroom 2 | Ground | —          | Laminate   |
| —         | —      | —          | —          |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.