



RE/MAX WEST REALTY INC., Brokerage

FOR LEASE

SEMI-DETACHED

MLS# W14131362

45 Edinborough Court Bsmt, Toronto, ON M6N 2E9

Rockcliffe-Smythe, Toronto · M6N 2E9

C\$ 1,600/mo

1	1	1,300	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully renovated basement suite featuring a modern, upgraded kitchen with stainless steel appliances, sleek cabinetry, and contemporary finishes. Enjoy a spacious, open-concept living area, a generously sized bedroom, and a full bathroom with modern finishes. Complete with the convenience of private, in-suite laundry and parking available. Ideally located close to parks, the prestigious Lambton Golf & Country Club, shopping, restaurants, and major highway access, including Highway 401. A fantastic opportunity to enjoy comfortable, modern living in a convenient location!

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M6N 2E9
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Open Concept, Window
Dining Room	Main	—	Laminate, Open Concept, Combined w/Living
Kitchen	Main	—	Stainless Steel Appl, Modern Kitchen, Combined w/Dining
Primary Bedroom	Main	—	Laminate, Closet, Window

GALLERY



LISTING AGENT

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Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.