


FOR LEASE | SEMI-DETACHED | MLS# W14139322

# 13 Ypres Road, Toronto, ON M6M 0B2

Keelesdale-Eglinton West, Toronto · M6M 0B2

## C$ 3,500/mo

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

## ABOUT THIS PROPERTY

Bright, freshly painted and move-in ready. This 3-bedroom, 3-bathroom semi-detached home offers over 1,500 sq ft of well-planned living across the main and upper floors, in one of Toronto's most connected pockets of Keelesdale-Eglinton West.The open-concept main floor flows from a spacious living and dining area to a family room and a stylish kitchen with stainless steel appliances and a breakfast bar. A sunny breakfast area opens to the balcony. Hardwood floors and large windows fill the home with natural light. Upstairs, the primary suite features a walk-in closet and a 4-piece ensuite. The second and third bedrooms each have their own walk-in closet, which is rare storage for a home like this. Enjoy access to a private backyard, ideal for summer evenings and family time, plus two parking spots on the driveway. Location is the headline. TTC routes and the Eglinton Crosstown LRT are close by, making downtown and the rest of the city easy to reach without a car. Shops, cafés, grocery stores, schools, parks and places of worship are all within walking distance in a quiet, established neighbourhood. Freshly painted, spacious and perfectly placed. Book your showing today.

### FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine
- ✓ School
- ✓ New Build

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Semi-Detached |
| LISTING STATUS | For Lease |
| STYLE | 2-Storey |
| PROPERTY TYPE | Semi-Detached |
| FACING | South |
| AGE | New years |
| AREA RANGE | 1500-2000 sqft |
| PARKING | 2 spaces |
| POSTAL CODE | M6M 0B2 |
| NEIGHBOURHOOD | Keelesdale-Eglinton West |

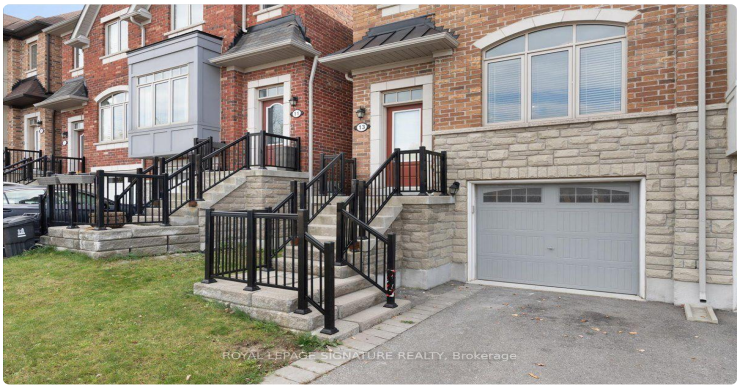
## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Breakfast | Main | 2.18 x 2.57 | — |
| Kitchen | Main | 2.95 x 2.57 | — |
| Living Room | Main | 4.20 x 6.10 | — |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Family Room | Main | 4.93 x 3.66 | — |
| Primary Bedroom | Second | 4.65 x 3.30 | — |
| Bedroom 2 | Second | 4.29 x 2.44 | — |
| Bedroom 3 | Second | 4.60 x 2.44 | — |
| — | — | — | — |

# GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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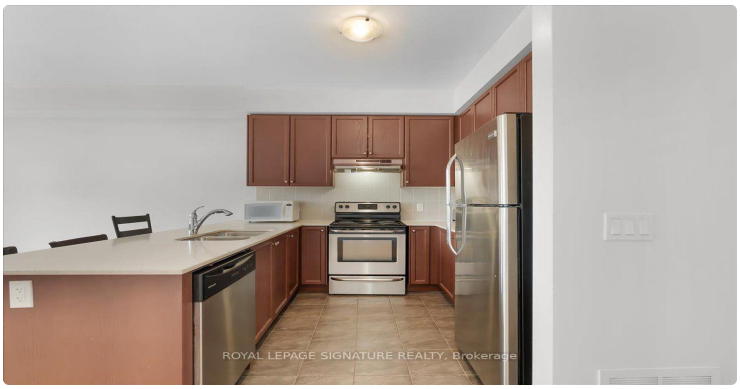

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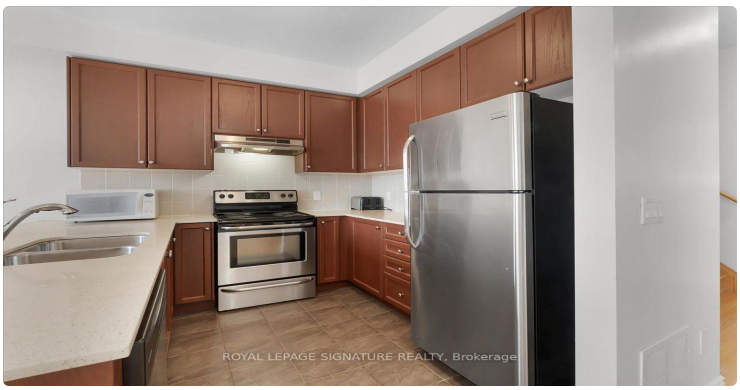

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## LISTING AGENT


### Pavel Shaganenko

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.