

FOR LEASE | DETACHED | MLS# W14159906

109 Botfield Avenue, Toronto, ON M9B 4E6

Islington-City Centre West, Toronto · M9B 4E6

C$ 4,450/mo

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

ABOUT THIS PROPERTY

Detached sidesplit in prime Burnhamthorpe Gardens! This beautifully maintained 3+1 bedroom, 3bath home offers a perfect blend of comfort, updates, and convenience in one of Etobicoke's most desirable neighbourhoods. Step inside to a large foyer that opens into a spacious living room with a picture window, flooding the space with natural light. Open concept dining room with a walk-out to the garden (perfect for summer BBQs!), combined with the updated kitchen(stainless steel appliances, stone countertop, breakfast bar). Just a few steps down, an aboveground family room (9ft ceilings)features a second walkout to the deep private yard. Main floor powder room. Newer wood floors throughout. Upstairs, you'll find well-sized bedrooms, including a primary with his & her closets, and a renovated washroom with modern finishes. The finished basement provides additional flexibility with a recreation room, laundry room, and an updated 3-pce bathroom. Perfectly suited for today's lifestyle. A 2-car garage with private driveway (no sidewalk), direct entry into the home, and a huge garden shed add everyday convenience. All this in a top school catchment, close to Kipling GO Transit Hub, highways, shopping, parks & more. A true gem in an unbeatable location! **Application Requirements: TREB rental application, references, credit report, valid ID, employment letter, recent pay stubs or NOAs for self-employed applicants**

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Greenbelt/Conservation
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
POSTAL CODE	M9B 4E6
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

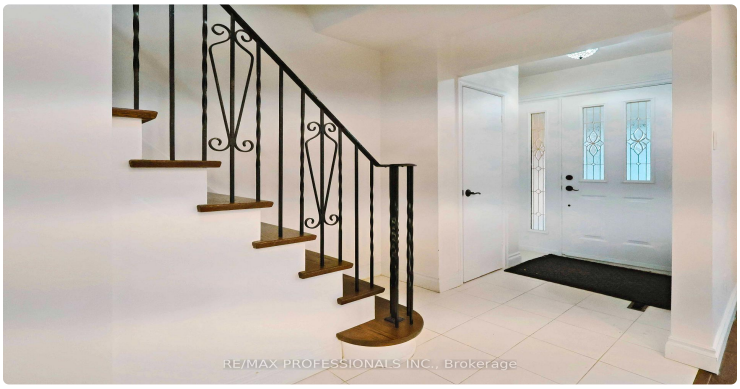
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Closet
Living Room	Main	—	Hardwood Floor, Picture Window, Separate Room
Dining Room	Main	—	Open Concept, Combined w/Kitchen, W/O To Garden

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Modern Kitchen, Open Concept, Stainless Steel Appl
Family Room	In Between	—	Separate Room, 2 Pc Bath, W/O To Garden
Primary Bedroom	Upper	—	Hardwood Floor, His and Hers Closets, Window
Bedroom	Upper	—	Hardwood Floor, Closet, Window
Bedroom	Upper	—	Hardwood Floor, Closet, Window
Recreation	Lower	—	Laminate, Pot Lights, Window
Other	Lower	—	3 Pc Bath, Window

GALLERY


RE/MAX PROFESSIONALS INC., Brokerage


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RE/MAX PROFESSIONALS INC., Brokerage

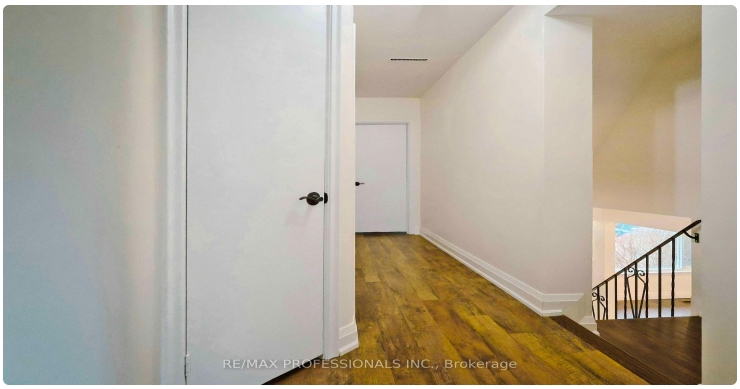

RE/MAX PROFESSIONALS INC., Brokerage

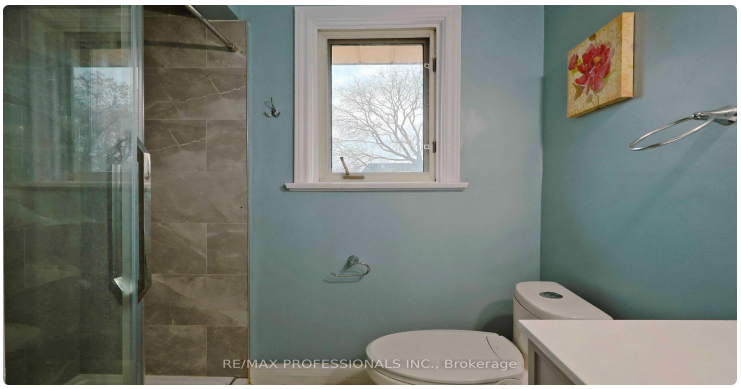

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LISTING AGENT

Pavel Shaganenko

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Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.