



FOR LEASE ROOM MLS# X13564066

174 Patricia Avenue, Toronto, ON M2M 1J5

Newtonbrook West, Toronto · M2M 1J5

C\$ 1,000/mo

5	3	900	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 174 Patricia Avenue - a well-maintained detached home on a quiet residential street in North York, now offering a private room for lease for a single female tenant. The room is bright and comfortable, well suited for a professional or student looking for a clean, respectful living environment. The home itself offers a warm, easygoing layout with shared access to the kitchen, laundry, and common areas. Rent includes all utilities and Wi-Fi, making it a simple and predictable option month to month. One parking space is also included. The kitchen has been updated with stainless steel appliances and quartz countertops, and the shared spaces are well maintained and functional for everyday use. Conveniently located near Yonge and Finch, with quick access to transit, shops, schools, parks, restaurants, and the North York Civic Centre, this location offers a balance of quiet residential living and everyday convenience. A comfortable, well-kept home in a location that's easy to live around - ideal for a single female tenant seeking a straightforward, all-inclusive living arrangement.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Room
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Room
BASEMENT	Full
FACING	North
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M2M 1J5
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Primary Bedroom	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Recreation	Basement	—	—
Kitchen	Basement	—	—
Bedroom	Basement	—	—
Bedroom	Second	—	—

GALLERY



LISTING AGENT

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