



Together, for better !

一份信任，三份回报！



MLS Listing - 70 Glenashton Dr., Oakville



70 Glenashton Dr
Oakville Ontario L6H 6G2

Oakville River Oaks Halton

SPIS: N **Taxes:** \$3,724.44/2024

List: \$1,049,900 For: Sale

Att/Row/Twnhouse

Link:

2-Storey

Front On: S

Acre:

Rms: 9 + 1

Bedrooms: 3

Washrooms: 3

1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 19.68 x 107.28 Feet **Irreg:**

Dir/Cross St: Dundas St.E./Sixth Line/Glenashton Dr.

MLS#: W11954680

PIN#: 249120039

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / W/O	Gar/Gar Spcs: Built-In / 1	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 3	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL: Y	Prop Feat: Family Room	Waterfront:
POTL Mo Fee: 41.67		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.84	x 9.32	Ceramic Floor Quartz Counter Breakfast Bar
2	Breakfast	Main	9.51	x 9.32	Hardwood Floor Open Concept Pot Lights
3	Dining	Main	9.32	x 7.84	Hardwood Floor W/O To Deck Pot Lights
4	Family	Main	13.75	x 9.58	Hardwood Floor Open Concept Pot Lights
5	Living	Main	18.24	x 12.07	Hardwood Floor Open Concept Bay Window
6	Prim Bdrm	2nd	14.07	x 10.43	Broadloom 4 Pc Ensuite W/I Closet
7	Office	2nd	9.68	x 7.51	Broadloom Combined W/Master Large Window
8	2nd Br	2nd	11.68	x 8.33	Broadloom Closet Bay Window
9	3rd Br	2nd	11.15	x 8.33	Broadloom Closet
10	Rec	Bsmt	21	x 8.5	Laminate Walk-Out Irregular Rm

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Great Space in This Modern Executive 3 Bedroom & 3 Bath Townhouse with 1,592 Sq.Ft. Plus Finished Basement! 2. Stunning Kitchen (Renovated '24) Boasting Quartz Countertops, Breakfast Bar, Stainless Steel Appliances & Generous Breakfast Area. 3. Open Concept Dining Room with W/O to Deck, Lovely Family Room with Large Windows, Plus Spacious Living Room Area with Bay Window! 4. 3 Bedrooms with New Broadloom ('24) & 2 Full Baths on 2nd Level, with Bright Primary Bedroom Retreat Featuring W/I Closet, Cozy Office/Sitting Area with Large Windows & Modern 4pc Ensuite (Updated '22) with Double Vanity & Huge Shower! 5. Finished Walk-Out Basement Featuring Spacious Office & Rec Room Area with W/O to Back Entrance, Plus Laundry & Ample Storage. All This & More! 2pc Powder Room on Main Level (Updated '24). Attached Garage, Large Driveway & Additional Visitor Parking in Rear Laneway. Updated Main Bath '24, Bsmt Pot Lights '24, Main Level Pot Lights (with Dimmer Switches) '23, Updated Shingles '22, Windows Updated '18-'22, New Furnace & A/C '19

Extras: Conveniently Located in Oakville's River Oaks Community Just Minutes from Parks & Trails, Schools, Community Centre, Public Transit, Shopping, Restaurants & Amenities, Highway Access & More! Low Common Element Fee of \$500 Annually.

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

