



MLS Listing - 403 Glenashton Dr., Oakville



403 Glenashton Dr **List: \$1,699,000 For: Sale**

Oakville Ontario L6H 4V7

Oakville 1018 - WC Wedgewood Creek Halton

SPIS: N

Taxes: \$8,154.35/2025

Detached

Link: N

2-Storey

Front On: N

Acres:

Rms: 9 + 4

Bedrooms: 4

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,

1x4xBsmt

Lot: 48.98 x 119.12 Feet **Irreg:**

Dir/Cross St: Trafalgar Rd. & Glenashton Dr.

Directions: Trafalgar Rd. & Glenashton Dr.

MLS#: W12436338

PIN#: 249100014

Legal: Parcel 12-1, Sec 20M433; Lot 12, Plan 20M433; Town of Oakville

Possession Remarks: TBD

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Gar/Gar Spcs:	Attached / 2	Cable TV:	
Basement:	Finished	Park/Drive:	Private	Hydro:	
Fireplace/Stv:	Y	Drive:	Private	Gas:	
Heat:	Forced Air / Gas	Drive Park Spcs:	2	Phone:	
A/C:	Central Air	Tot Prk Spcs:	4	Water:	Municipal
Central Vac:	Y	UFFI:		Water Supply	
Apx Age:		Pool:	None	Type:	
Apx Sqft:	3000-3500	Energy Cert:		Sewer:	Sewers
Roof:	Shingles	Cert Level:		Spec Desig:	Unknown
Foundation:	Unknown	GreenPIS:		Farm/Ag:	
Assessment:		Prop Feat:	Central Vacuum, Family Room,	Waterfront:	
POTL:			Fireplace/Stove	Retirement:	
POTL Mo Fee:		Interior Feat:	Carpet Free, Central Vacuum	HST Applicable to	Included In
Elevator/Lift:				Sale Price:	
Laundry Lev:	Main			Oth Struct:	
Phys Hdcap-Eqp:				Survey Type:	None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.01	x 10.5	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Breakfast	Main	15.58	x 9.51	Ceramic Floor	W/O To Deck	Open Concept
3	Family	Main	21.33	x 11.42	Hardwood Floor	Fireplace	Crown Moulding
4	Dining	Main	12.01	x 9.84	Hardwood Floor	Combined W/Living	Crown Moulding
5	Living	Main	14.99	x 12.01	Hardwood Floor	French Doors	Bay Window
6	Office	Main	13.85	x 10.93	Hardwood Floor	Separate Rm	
7	Prim Bdrm	2nd	18.41	x 16.4	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	16.24	x 11.25	Hardwood Floor	Large Closet	
9	3rd Br	2nd	12.5	x 12.07	Hardwood Floor	Large Closet	
10	4th Br	2nd	12.07	x 11.42	Hardwood Floor	Large Closet	
11	Rec	Bsmt	24.02	x 16.01	Vinyl Floor	Open Concept	Fireplace
12	Dining	Bsmt	12.5	x 10.6	Vinyl Floor	Open Concept	
13	Kitchen	Bsmt	14.6	x 6.27	Vinyl Floor	Ceramic Back Splash	
14	Den	Bsmt	15.68	x 10.5	Vinyl Floor	Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Updated Kitchen ('25) Boasting Centre Island with Breakfast Bar, Granite Countertops, Marble Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Additional Cabinetry & W/O to Deck & Yard. 2. Spacious Principal Rooms, Including Open Concept Family Room with Fireplace & Formal Combined D/R & L/R with French Doors, Hdwd Flooring & Bay Window... Plus Private Main Level Office. 3. Bright & Airy 2nd Level Boasting 4 Generous Bedrooms, Including Primary Bedroom Suite with W/I Closet Plus 2nd Closet & Updated 5pc Ensuite ('25) with Double Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower. 4. Spacious Finished Bsmt with New Vinyl Flooring ('25) Featuring Spacious Open Concept Rec Room with Fireplace, 2nd Kitchen & Dining Area, Den/Office Space (Would Make Excellent 5th Bedroom!), Full 4pc Bath & Ample Storage! 5. Private Fenced Backyard with Pergola-Covered Deck, Storage Shed & Patio Area, Backing onto Greenspace/Trail Leading to Extensive Trail System & Parks. All This & More!! 3,144 Sq.Ft. A/G Finished Living Space PLUS 1,614 Sq.Ft. in the Finished Basement!! Convenient Double Door Enclosed Porch Entry. Updated 2pc Powder Room ('25) & Convenient Main Floor Laundry with Side Door W/O & Access to Garage Complete the Main Level. Classy 4pc Main Bath with Double Vanity & Large Shower. 2025 Updates Include: New Engineered Hdwd Flooring on Main & 2nd Levels, Freshly Painted Main Level, Bsmt & Bdrms (Except 1), Freshly Painted Window Trim & Interior Doors, Refinished Front Door & Storm Door, Upgraded Light Fixtures, Deck Refinished. Updated Shingles '22. Prime Wedgewood Creek Location Just Steps from Parks & Trails, Top-Rated Schools, Rec Centre, and the Uptown Core with Restaurants, Shopping & Many Amenities... Plus Quick Access to Hwys, Sheridan College, Oakville Place & More!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator, B/I Gas Stove Top, B/I Oven, B/I Microwave/Convection Oven, B/I Dishwasher, Beverage Fridge, Basement Refrigerator (As Is) & Stove, Central Vacuum System & Attachments (As Is), Garage Door Opener

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