



Together, for better !

一份信任，三份回报！



MLS Listing - 2296 Parkglen Ave., Oakville



2296 Parkglen Ave **List: \$1,499,000 For: Sale**

Oakville Ontario L6M 4R3

Oakville 1019 - WM Westmount Halton

SPIS: N **Taxes:** \$5,875.81/2025

Semi-Detached

Front On: S

Rms: 7 + 1

Link:

Acre:

Bedrooms: 4

2-Storey

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,

1x3xBsmt

Lot: 29.53 x 111.55 Feet **Irreg:**

Dir/Cross St: Dundas St.W. & Third Line

Directions: Dundas St.W. & Third Line to Springdale Rd. to Parkglen Ave.

MLS#: W12403143

PIN#: 249256516

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	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: 2000-2500	Energy Cert:	Sewer: Sewers
Roof: Shingles	Cert Level:	Spec Desig: Unknown
Foundation: Unknown	GreenPIS:	Farm/Agr:
Assessment:	Prop Feat: Central Vacuum, Fireplace/Stove	Waterfront:
POTL:	Interior Feat: Carpet Free, Central Vacuum	Retirement:
POTL Mo Fee:		HST Applicable to Included In
Elevator/Lift: N		Sale Price:
Laundry Lev: Main		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.16	x 8.83	Hardwood Floor	Quartz Counter	W/O To Deck
2	Dining	Main	12.93	x 10.99	Hardwood Floor	Open Concept	
3	Living	Main	20.93	x 12.07	Hardwood Floor	Gas Fireplace	Open Concept
4	Prim Bdrm	2nd	22.34	x 11.91	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	2nd	15.26	x 10.01	Hardwood Floor	Double Closet	
6	3rd Br	2nd	14.6	x 8.83	Hardwood Floor	Double Closet	
7	4th Br	2nd	10.43	x 9.25	Hardwood Floor	Double Closet	
8	Rec	Bsmt	20.83	x 17.75	Laminate	Gas Fireplace	3 Pc Bath

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Gorgeous Fenced Backyard with Large Composite Deck ('22), Mature Trees & Shrubs, Perennial Gardens & Magnificent Views Backing onto Ravine! 2. Spacious Custom Kitchen Boasting Dual-Tone Cabinetry, Quartz Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Patio Door W/O to Deck & Backyard Overlooking the Ravine! 3. Stunning Open Concept Living Room with Gas Fireplace & Large Window Overlooking the Backyard & Ravine, Plus Dining Room with Tray Ceiling. 4. Beautiful Hardwood Staircase Leads up to 2nd Level with 4 Good-Sized Bedrooms, Including Double Door Entry to Spacious Primary Bedroom with W/I Closet & Updated, Oversized 5pc Ensuite ('23) Boasting Double Vanity, Large Soaker Tub & Separate Shower! 5. Finished Basement Featuring Bright & Airy Rec Room with Oversized Windows, New Gas Fireplace ('23) & Modern 3pc Bath. All This & More!! Modern 2pc Powder Room & Laundry Room (with Access to Garage) Complete the Main Level. Hardwood Flooring Thru Main & 2nd Levels. Over 2,100 Sq.Ft. A/G Finished Living Space PLUS Finished Basement! Convenient 2 Car Garage. Fantastic Location in Beautiful Westmount Community Backing onto McCraney Creek & Woodgate Woods, and Just Minutes from Top Schools, Many Parks & Trails, Hospital, Soccer Club, Shopping & Many More Amenities! New Refrigerator & Dishwasher '23, 2nd Level Painted '23, New Washer & Dryer '22, Upgraded Attic Insulation '21, New Bedroom Windows '21.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, Washer & Dryer, C/Vac System & Attachments, Garage Door Opener & 2 Remotes

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

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