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MLS Listing - 2296 Parkglen Ave., Oakville

	2296 Parkglen Ave Oakville Ontario L6M 4R3 Oakville 1019 - WM Westmount Halton SPIS: N Taxes: \$5,875.81/2025	List: \$1,468,000 For: Sale		
	Semi-Detached Link: 2-Storey	Front On: S Acre:	Rms: 7 + 1 Bedrooms: 4 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#: W12685820 **PIN#:** 249256516

Possession Remarks: TBD

Legal: Plan 20M806 Pt Lot 5 Rp 20R14661 Part 9

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Carpet Free, Central Vacuum	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	17.16	x 8.83	Hardwood Floor	Quartz Counter
2	Dining	Main	12.93	x 10.99	Hardwood Floor	Open Concept
3	Living	Main	20.93	x 12.07	Hardwood Floor	Gas Fireplace
4	Prim Bdrm	2nd	22.34	x 11.91	Hardwood Floor	4 Pc Ensuite
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 Remarks: 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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www.theelite3team.com

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

905-270-3333

Real One
Realty Inc., Brokerage
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