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## MLS Listing - 2296 Parkglen Ave., Oakville



**2296 Parkglen Ave** **List: \$1,468,000 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#:** W12685820

**PIN#:** 249256516

**Possession Remarks:** TBD

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

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2000-2500	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Shingles	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Assessment:</b>	<b>Prop Feat:</b> Central Vacuum, Fireplace/Stove	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> Carpet Free, Central Vacuum	<b>HST Applicable to:</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	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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