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MLS Listing - 2006 Glenada Cres., Unit 2, Oakville



2006 Glenada Cres 2 **List: \$999,000 For: Sale**

Oakville Ontario L6H 5R9
 Oakville 1018 - WC Wedgewood Creek Halton
SPIS: N **Taxes:** \$3,522.15/2025

Condo Townhouse	2-Storey	Rms: 7 + 2
Corp#: HCC / 203	#Shares%:	Bedrooms: 3 + 1
Unit#: 2	Locker#:	Washrooms: 4
	Locker Lev Unit:	1x2xMain, 1x3x2nd, 1x4x2nd,
	Locker Unit#:	1x3xBsmt
	Level: 1	

Zoning:
Prop Mgmt: TAG Management
Dir/Cross St: Upper Middle Rd. E. & Eighth Line to Glenbrook Ave. to Glenada Cres.
Directions: Upper Middle Rd. E. & Eighth Line

MLS#: W12702292 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** Avondale Estates **PIN#:**

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: per MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$393.02 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Visitor Parking Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.01	x 8.83	Ceramic Floor
2	Dining	Main	11.25	x 9.68	Laminate
3	Living	Main	15.16	x 9.68	Laminate
4	Family	2nd	15.32	x 11.42	Laminate
5	Prim Bdrm	2nd	15.26	x 10.6	Laminate
6	2nd Br	2nd	9.68	x 8.92	Laminate
7	3rd Br	2nd	9.25	x 8.92	Laminate
8	Rec	Bsmt	17.32	x 12.83	Laminate
9	4th Br	Bsmt	12.99	x 7.68	Ceramic Floor

Client Remks:
 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious 3+1 Bedroom & 4 Bath Condo Townhouse in Desirable Wedgewood Creek "Avondale Estates" Complex with 1,488 Sq.Ft. of Above-Ground Living Space PLUS Finished Basement! 2. Modern Galley-Style Kitchen Boasting Stainless Steel Appliances & Breakfast Area with W/O to Patio/Backyard. 3. Bright & Spacious Open Concept Living & Dining Room Area with Pot Lights & Bay Window. 4. Generous Upper Level Family Room with Fireplace, Plus 3 Bedrooms & 2 Full Baths on 2nd Level, with Primary Bedroom Featuring His & Hers Closets & Updated 3pc Ensuite with Large Shower. 5. Lovely Finished Basement Boasting Rec Room with Updated Laminate Flooring ('25), 4th Bedroom/Office (No Closet) with 3pc Bath, Plus Laundry Area & Ample Storage. All This & More! Modern 2pc Powder Room Completes the Main Level. Lovely Backyard with Generous Patio Area. Fantastic Condo Complex in Desirable Wedgewood Creek Location Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Hwy Access & Many More Amenities! Upgraded Baseboards '25, Freshly Painted '25, Epoxy Flooring in Equipment Room & Cold Room '25, Updated Bedroom Lighting '25, Updated 2 Baths (Waterproofing, Tiling, Paint & One Vanity) on 2nd Level '24, New Laminate Flooring on Main & 2nd Levels '23, New Kitchen Faucet '23, New Blinds in the PBR/New Curtains in the 2nd & 3rd Bedrooms '23

Inclusions:
 All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, Hot Water Tank/Heater (Owned), Garage Door Opener & Remote(s)

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

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