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



REAL ONE REALTY INC., Brokerage

2006 Glenada Cres 2
Oakville Ontario L6H 5R9
Oakville 1018 - WC Wedgewood Creek Halton
SPIS: N **Taxes: \$3,522.15/2025**

List: \$999,000 For: Sale

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	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$393.02	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 1400-1599	Elev/Lift:	Drive: Private
Sqft Source: per MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: W	Sale Price:	Park/Drv Spcs: 1
Assessment:	Taxes Incl:	Tot Prk Spcs: 2
Spec Desig:	Heat Incl:	Park \$/Mo:
Survey Type: Unknown	Cable TV Incl:	Prk Lvl/Unit:
Phys Hdp-Eqp: None	Bldg Ins Incl: Y	Bldg Amen:
	Com Elec Incl: Y	Bbqs Allowed, Visitor Parking
	Cert Level:	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions
	Energy Cert:	Interior Feat: Carpet Free
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description	Stainless Steel Appl	W/O To Patio
1	Kitchen	Main	16.01	x 8.83	Ceramic Floor	Bay Window	Combined W/Living
2	Dining	Main	11.25	x 9.68	Laminate	Combined W/Dining	Open Concept
3	Living	Main	15.16	x 9.68	Laminate	Fireplace	Crown Moulding
4	Family	2nd	15.32	x 11.42	Laminate	3 Pcs Ensuite	His/Hers Closets
5	Prim Bdrm	2nd	15.26	x 10.6	Laminate	Closet	
6	2nd Br	2nd	9.68	x 8.92	Laminate	Closet	
7	3rd Br	2nd	9.25	x 8.92	Laminate	Pot Lights	
8	Rec	Bsmt	17.32	x 12.83	Laminate	3 Pcs Ensuite	
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)

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

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