



Together, for better !

一份信任，三份回报！



MLS Listing - 1247 Agram Dr., Oakville



1247 Agram Dr **List: \$1,399,000 For: Sale**

Oakville Ontario L6H 7P1

Oakville 1009 - JC Joshua Creek Halton

SPIS: N

Taxes: \$5,550.30/2025

Att/Row/Twnhouse

Front On: W

Rms: 7 + 1

Link:

Acre:

Bedrooms: 3

2-Storey

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xBsmt

Lot: 24.77 x 110.27 Feet Irreg:

Dir/Cross St: Dundas St. E. & Prince Michael Dr.

Directions: Dundas St. E. & Prince Michael Dr. to Agram Dr.

MLS#: W12734976

PIN#: 250631874

Possession Remarks: TBD

Legal: Part Block 211, Plan 20M858, Parts 7 to 9, 20R15394; Town of Oakville; S/T Easement HR258447 Over Part 8, 20R15394 in Favour of Parts 4 to 6, 20R15394; T/W Easement HR258447 Over Part 11, 20R15394; T/W Easement HR258447 Over Part 6, 20R15394; S/T Easement HR258447 Over Part 9, 20R15394 in Favour of Parts 10 to 13, 20R15394; S/T Right HR258447

Kitchens: 1
Fam Rm: N
Basement: Finished / Full
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Roof: Shingles
Foundation: Unknown
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Brick / Stone
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:
Interior Feat: Carpet Free, Auto Garage Door Remote

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.33	x 8.99	Marble Floor	Breakfast Bar	Quartz Counter
2	Dining	Main	10.24	x 10.07	Hardwood Floor	Open Concept	
3	Family	Main	19.26	x 10.43	Hardwood Floor	Gas Fireplace	W/O To Patio
4	Living	Main	12.34	x 9.42	Hardwood Floor	California Shutters	Formal Rm
5	Prim Bdrm	2nd	19.32	x 12.4	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.93	x 9.91	Hardwood Floor	W/I Closet	California Shutters
7	3rd Br	2nd	13.16	x 8.92	Hardwood Floor	Closet	California Shutters
8	Rec	Bsmt	18.77	x 9.58	Laminate	Open Concept	Pot Lights
9	Media/Ent	Bsmt	23.33	x 8.66	Laminate	Open Concept	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 2,029 Sq.Ft. of Above-Ground Living Space PLUS Nearly 1,000 Sq.Ft. in the Finished Basement! 2. Family-Sized Kitchen Boasting Breakfast Bar, Quartz Countertops, Mosaic Backsplash, Stainless Steel Appliances & Bright Open Dining Area. 3. Stunning Open Concept Family Room Area Featuring Ample Large Windows, Gas Fireplace with Stone-Surround, Beautiful B/I Shelving & Garden Door W/O to Concrete Patio & Generous Backyard. 4. 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Primary Bedroom Featuring Large Windows, Window Seat, W/I Closet & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower. 5. Bright Finished Basement Boasting Oversized Open Concept Rec/Entertainment Room, Plus Full 3pc Bath & Ample Storage. All This & More! Lovely Formal Living Room, 2pc Powder Room & Access to Garage Complete the Main Level. Smooth 9' Ceilings Thru Main Level / 8' Ceilings on 2nd Level. California Shutters Thru Main & 2nd Levels. 2 Car Garage Plus Room for 2 Cars in Driveway. Direct Access from Garage to Fully-Fenced Backyard with Sprinkler System ('19) & Generous Concrete Patio. New Furnace & A/C '23, New Garage Door '22, New Front Door & Sidelights '21, Updated Engineered Hdwd Flooring Thru Main & 2nd Levels '17, Renovated Baths (Sinks & Vanities, Faucets, Toilets) '17, Updated Light Fixtures '17. Wonderful Location in Desirable Joshua Creek Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Hwy Access & Many More Amenities!

Inclusions: All Light Fixtures, All California Shutters/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, Projector in Basement, Garage Door Opener & Remote(s)

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

SABRINA TU, CNE, CLHMS, SRS, Broker 416-660-1326

GRACE ZHANG, Broker 647-205-5886 REAL ONE REALTY INC.

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www.theelite3team.com

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

905-270-3333

