



MLS Listing - 2363 Parkglen Ave., Oakville



2363 Parkglen Ave **List: \$1,389,000 For: Sale**

Oakville Ontario L6M 4Y4

Oakville 1019 - WM Westmount Halton

SPIS: No **Taxes:** \$5,333.30/2025

Semi-Detached

Front On: E

Rms: 7 + 4

Link:

Acres:

Bedrooms: 3 + 1

Bungalowft

Washrooms: 4

1x2xMain, 1x4xMain, 1x5x2nd,
1x3xBsmt

Lot: 35.53 x 103.35 Feet **Irreg:**

Dir/Cross St: Dundas St. W. & Third Line

Directions: Dundas St. W. & Third Line to Pine Glen Rd. to Parkglen Ave.

MLS#: W12969814 **PIN#:** 249257066

Possession Remarks: TBD

Legal: Part Lot 19 Plan 20M844; Part 1 RP 20R15242; S/T RT HR175223, Town of Oakville

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: No Laundry Lev: Lower 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, Primary Bedroom - Main Floor, 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.09	x 10.99	Hardwood Floor	Quartz Counter	W/O To Deck
2	Dining	Main	14.93	x 8.23	Hardwood Floor	Pot Lights	Open Concept
3	Family	Main	15.16	x 14.01	Hardwood Floor	Pot Lights	Open Concept
4	Living	Main	12.4	x 9.32	Hardwood Floor	Pot Lights	Open Concept
5	Prim Bdrm	Main	16.01	x 11.91	Hardwood Floor	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.68	x 11.91	Hardwood Floor	W/I Closet	
7	3rd Br	2nd	18.01	x 8.6	Hardwood Floor	W/I Closet	Irregular Rm
8	Rec	Bsmt	16.17	x 13.48	Vinyl Floor	3 Pc Bath	Open Concept
9	Den	Bsmt	10.01	x 6.43	Vinyl Floor	Pot Lights	Open Concept
10	4th Br	Bsmt	12.17	x 11.15	Vinyl Floor	W/I Closet	Window
11	Office	Bsmt	14.07	x 10.99	Vinyl Floor	Window	
12	Laundry	Bsmt	12.93	x 5.91	Vinyl Floor	B/I Shelves	Separate Rm

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Updated Kitchen ('20) Boasting Dual-Tone Cabinetry, Quartz Countertops, Beautiful Tile Backsplash, Stainless Steel Appliances, Pantry Closet & W/O to Deck! 2. Spacious Open Concept Dining Room, Family Room & Living Room with Stone Feature Wall, Pot Lights & Large Windows with California Shutters. 3. Rare "Bungalowft" Home with Double Door Entry to Generous Primary Bedroom Boasting W/I Closet & 4pc Ensuite with Double Vanity & Oversized Shower on Main Level, Plus 2 Good-Sized Bedrooms with W/I Closets, Large Linen Closet & Updated 5pc Main Bath (with Combination Tub/Shower & Separate Shower) on 2nd Level! 4. Beautifully Finished Basement ('20) Featuring Open Concept Rec Room & Den Area, Plus 4th Bedroom, Private Office (or 5th Bedroom), Laundry Room, Modern 3pc Bath & Ample Storage! 5. Lovely Fenced Backyard Boasting Huge Deck with Gazebo & B/I Seating. All This & More!! Modern 2pc Powder Room with Pocket Door Access to Additional Storage Area (with 2nd Fridge), Garage Access & Large Closet Complete the Main Level. Hardwood Flooring ('20) Thru Main Level & 2nd Level Bedrooms (Refinished '26). 1,900 Sq.Ft. A/G Finished Living Space PLUS Finished Basement! Convenient 2 Car Garage. Fantastic Location in Beautiful Westmount Neighbourhood Across from McCraney Creek & Woodgate Woods, and Just Minutes from Top Schools, Many Parks & Trails, Hospital, Soccer Club, Shopping & Many More Amenities! New Fridge, Stove & Dishwasher Late '24, Freshly Painted & Move-In Ready!! Extensive Professional Renovation in '20 Including Updated Kitchen, Bathrooms, Flooring, Basement, Smooth Ceilings, Stairs, Updated Electrical (Some Wiring, Most Light Switch & Plug Sockets, Pot Lights, etc.), Outdoor Lighting with Smart Switch & More!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, B/I Dishwasher, B/I Microwave, 2nd Refrigerator, Washer & Dryer, Central Vac System (As Is/Seller Has Not Used), Gazebo, Garage Door Opener & Remote

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

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