



MLS Listing - 2363 Parkglen Ave., Oakville



2363 Parkglen Ave **List: \$1,329,000 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:

Acre:

Bedrooms: 3 + 1

Bungalow

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 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: Skip the Condo Fees, Keep the Luxury. Why settle for a condo when you can have a private oasis with main-floor accessibility with this Ultimate Westmount Bungalow? 5 Elite Picks: 1.The rare offered newer built (2003) double car garage Bungalow main-floor living come true. Experience the ease of bungalow living without sacrificing space. The generous main-floor Primary Suite features a double-door entry, walk-in closet, and a spa-like 4pc ensuite with an oversized shower-perfect for those seeking a "stairs-optional" lifestyle.2.Extensive Modern Renovations: Move in with total peace of mind. Professional 2020 updates include a stunning dual-tone kitchen with quartz counters, updated bathrooms, smooth ceilings, and smart lighting. Bonus: Hardwood flooring throughout was just refinished in '26, and all major appliances are practically new (late '24). 3. A Private Outdoor Oasis: This premium corner lot has been reimagined for privacy and entertaining. Enjoy a fully fenced backyard retreat featuring a massive deck, built-in seating, and a gazebo-your own quiet sanctuary for morning coffee or summer dinner parties.4.Sophisticated "Bungalow" Layout: The perfect "hybrid" home. While the primary living happens on the main floor, the second level offers two large bedrooms and a 5pc bath for family or guests, while the finished basement ('20) adds a private office and a 4th bedroom.5.Location & Long-Term Value: Situated in the heart of Westmount, directly across from McCraney Creek and Woodgate Woods. You are minutes from Oakville's state-of-the-art Hospital and top-tier schools, making this a high-demand location for both professional families and savvy investors.

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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