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MLS Listing - 20 Lou Parsons Way, Unit 13, Mississauga



20 Lou Parsons Way 13 **List: \$1,399,000 For: Sale**

Mississauga Ontario L5H 0B2

Mississauga Port Credit Peel

SPIS: No **Taxes:** \$8,931.67/2026

Condo Townhouse	3-Storey	Rms: 8
Corp#: PSCC / 1189	#Shares%:	Bedrooms: 3
Unit#: 13	Locker#:	Washrooms: 4
	Locker Lev Unit:	1x2xMain, 1x4x2nd, 1x4x2nd,
	Locker Unit#:	1x5x3rd
	Level: 1	

Zoning:

Prop Mgmt: CPO Management Inc.

Dir/Cross St: Mississauga Rd. & Lakeshore Rd. W.

Directions: Mississauga Rd. & Lakeshore Rd. W. to Masonry Way to Lou Parsons Way

MLS#: W13168666 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** Brightwater Towns **PIN#:** 201890013

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$418.78	Lndy Lev: Upper
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Vinyl Siding
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Built-In / 2
Apx Age: 0-5	UFFI:	Drive: Private
Year Built: 2024	Elev/Lift:	Park Type: Exclusive
Apx Sqft: 1800-1999	HST Applicable to: Included In	Park/Drv Spcs: 1
Sqft Source: per Builder	Sale Price:	Tot Prk Spcs: 3
Exposure: S	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Survey Type: None	Bldg Ins Incl:	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
Phys Hdp-Eqp:	Com Elem Incl: Y	Interior Feat: Auto Garage Door Remote, Carpet Free
	Cert Level:	
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.67	x 10.56	Hardwood Floor Centre Island Quartz Counter
2	Dining	Main	12.99	x 7.25	Hardwood Floor Large Window
3	Living	Main	18.57	x 14.07	Hardwood Floor W/O To Deck Open Concept
4	2nd Br	2nd	14.93	x 14.07	Hardwood Floor 4 Pc Ensuite Closet
5	Den	2nd	7.84	x 7.84	Hardwood Floor Open Concept
6	3rd Br	2nd	14.07	x 9.09	Hardwood Floor Large Window Closet
7	Prim Bdrm	3rd	13.68	x 9.09	Hardwood Floor 5 Pc Ensuite His/Hers Closets
8	Office	3rd	12.89	x 10.27	Hardwood Floor W/O To Terrace Open Concept

Client Remks:
 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious Kitchen Boasting Modern Cabinetry, Large Centre Island/Breakfast Bar, Quartz Countertops & High End B/I Stainless Steel Appliances. 2. Bright & Beautiful Open Concept Living Area with Patio Door W/O to Amazing Oversized Balcony/Terrace with Convenient Natural Gas Hook-up... Fabulous Outdoor Space for BBQ & Entertaining! 3. 2 Bedrooms, 2 Full Baths, Convenient Laundry Closet & Open Den/Office Area on 2nd Level, with 2nd/Guest Bedroom Featuring Private 4pc Ensuite. 4. Stunning 3rd Level Boasting Amazing Primary Bedroom Suite with His & Hers Closets, 5pc Ensuite & Versatile Flex Space - Ideal for Office, Workout Area, Entertainment Space, Nursery & More - with W/O to 2nd Private Terrace! 5. Amazing Port Credit Location Where Residents Can Enjoy Brightwater's Vibrant Waterfront Lifestyle with Scenic Trails, Lakefront Access & Nearby Amenities Including Boutique Shops, Cafes & Restaurants, Parks, Port Credit Marina, and Many More Amenities... Along with a Resident-Only Shuttle to Nearby Port Credit GO Station! All This & More! 1,945 Sq.Ft. of Living Space on 3 Finished Levels... Plus 429 Sq. Ft. of Outdoor Terrace Space! Lovely Dining Area & 2pc Powder Room Complete the Main Level. Soaring 10' Ceilings on Main Level / 9' Ceilings on 2nd & 3rd Levels! Oversized Windows Throughout the Home Providing Loads of Natural Light! Hardwood Flooring Thru All 3 Levels! Attached 2 Car Tandem Garage with Convenient Access to the Home.

Inclusions:
 All Light Fixtures, All Window Coverings, Integrated Refrigerator, Gas Stove Top, Built-in Oven, Built-in Microwave, Integrated Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), Garage Door Opener & Remote

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

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www.theelite3team.com

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

905-270-3333

