



Together, for better !

一份信任，三份回报！



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

Corp#: PSCC / 1189

#Shares%:

Unit#: 13

Locker#:

Locker Lev Unit:

Locker Unit#:

Level: 1

Rms: 8

Bedrooms: 3

Washrooms: 4

1x2xMain, 1x4x2nd, 1x4x2nd,

1x5x3rd

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
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 0-5
Year Built: 2024
Apx Sqft: 1800-1999
Sqft Source: per Builder
Exposure: S
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdp-Eqp:

Pets Perm: Yes-with Restrictions
Locker: None
Maint: \$429.35
A/C: Central Air
Central Vac: No
UFFI:
Elev/Lift: **Retirement:**
HST Applicable to Included In
Sale Price:
Taxes Incl: **Water Incl:**
Heat Incl: **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: **Prkg Incl:** Y
Com Elem Incl: Y
Cert Level:
Energy Cert:
GreenPIS:

Balcony: Terr
Ens Lndry: Y
Lndy Lev: Upper
Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: Built-In / 2
Drive: Private
Park Type: Exclusive
Park/Drv Spcs: 1
Tot Prk Spcs: 3
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen:
Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
Interior Feat: Auto Garage Door Remote, Carpet Free

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.67	x 10.56	Hardwood Floor
2	Dining	Main	12.99	x 7.25	Hardwood Floor
3	Living	Main	18.57	x 14.07	Hardwood Floor
4	2nd Br	2nd	14.93	x 14.07	Hardwood Floor
5	Den	2nd	7.84	x 7.84	Hardwood Floor
6	3rd Br	2nd	14.07	x 9.09	Hardwood Floor
7	Prim Bdrm	3rd	13.68	x 9.09	Hardwood Floor
8	Office	3rd	12.89	x 10.27	Hardwood Floor

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

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown. Copyright 2026, used under license to PropTx 2026.

www.theelite3team.com

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

905-270-3333

