



Together, for better !

一份信任，三份回报！



MLS Listing ~ 3486 Eglinton Ave. W., Mississauga



3486 Eglinton Ave W **List: \$925,000 For: Sale**

Mississauga Ontario L5M 7P4

Mississauga Churchill Meadows Peel

SPIS: No **Taxes:** \$5,765.88/2026

Last Status: NEW

Att/Row/Twnhouse

Front On: 5

Rms: 6 + 1

Link:

Acre:

Bedrooms: 3

2-Storey

Washrooms: 4

1x2xMain, 1x4x2nd, 1x4x2nd,

1x4xBsmt

Lot: 22.47 x 109.22 Feet Irreg:

Dir/Cross St: Ridgeway Dr. & Eglinton Ave. W.

Directions: Ridgeway Dr. & Eglinton Ave. W. (Garage Behind House on Herbal Lane)

MLS#: W13699426

PIN#: 134041333

Possession Remarks: TBD

Legal: Pt Blk 168 Pl 43M1498 Des Pts 4, 5, 6 Pl 43R28031 Mississauga; T/W Ease Over Pt Blk 168 Pl 43M1498 Des Pt 3 Pl 43R28031 in Favour of Pt Blk 168 Pl 43M1498 Des Pts 4 - 6 Pl 43R28031 as in PR446359. (S/T LT2052453, PR180060, PR187026, PR318968) S/T Ease Over Pt Blk 168 Pl 43M1498 Des Pt 4 Pl 43R28031 in Favour Pt Blk 168 Pl 43M1498 Des Pts 2,3 Pl 43R28031 as in PR446359. S/T Ease Over Pt Blk 168 Pl 43M1498 Des Pt 6 Pl 43R28031 in Favour Pt Blk 168 Pl 43M1498 Des Pts 7, 8 Pl 43R28031 as in PR446359

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
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:
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Brick / Stucco/Plaster
Gar/Gar Spcs: Attached / 1
Drive: Private
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove
Interior Feat: Carpet Free

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	11.42	x 10.43	Porcelain Floor Quartz Counter Stainless Steel Appl
2	Breakfast	Main	7.91	x 7.74	Porcelain Floor W/O To Patio W/O To Garage
3	Dining	Main	11.84	x 10.99	Hardwood Floor Open Concept O/Looks Living
4	Living	Main	11.91	x 11.91	Hardwood Floor Gas Fireplace Pot Lights
5	Prim Bdrm	2nd	13.91	x 12.4	Hardwood Floor 4 Pc Ensuite W/I Closet
6	Sitting	2nd	11.52	x 7.58	Hardwood Floor Combined w/Primary W/O To Terrace
7	2nd Br	2nd	10.24	x 10.01	Hardwood Floor Closet
8	3rd Br	2nd	9.25	x 8.99	Hardwood Floor Closet
9	Rec	Bsmt	14.99	x 10.24	Laminate 4 Pc Bath Closet
10	Utility	Bsmt	19.49	x 18.5	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Sophisticated 3 Bedroom & 4 Bath Freehold Townhome in Convenient Churchill Meadows Neighbourhood within Walking Distance to Schools, Parks & Trails, Shopping & Amenities... Plus Quick Access to Hwys 407 & 403... a Commuter's Dream!! 2. Custom Dual-Tone Ipinia Kitchen Boasting New Porcelain Tile Flooring ('26), Centre Island with Breakfast Bar, Quartz Countertops, Stylish Tile Backsplash, Stainless Steel Appliances... and Breakfast Area with Walk-Down Access to Garage & Lovely Patio Area! 3. Stunning Formal Dining Room with Elegant Glass Railings Overlooking Gorgeous Living Room with 11.5' Ceiling, Gas Fireplace & Large Windows. 4. Upgraded Oak Staircase Leads to 2nd Level with 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Closet, with Primary Bedroom Featuring W/I Closet & Luxurious 4pc Ensuite with Double Vanity & Oversized Shower with B/I Bench... Plus Sitting Area with Garden Door W/O to Generous Balcony/Terrace (\$30K Builder Upgrade!). 5. Finished Basement with Warm & Welcoming Rec Room with 4pc Bath (or Amazing Guest Bedroom Suite!), Plus Huge Utility/Storage Area. All This & More! 2pc Powder Room Completes the Main Level. 9' Ceilings on Main Level / 8' on 2nd Level / Approx. 9' in Basement. Upgraded 4" Jatoba Hardwood Flooring (Freshly Restained '26) & Upgraded 5.5" Wood Baseboards Thru Main & 2nd Levels. 1,609 Sq.Ft. of A/G Living Space Plus Finished Basement. Generous 2-Level Patio Area is Great for Entertaining! Attached Garage & 2 Car Driveway. All 4 Baths Upgraded with Mosaic Glass Tiles. New HWT (Owned) '18, Updated Shingles '16. Nest Thermostat & Smoke/Co2 Detectors. Upgraded Pot Lights & Light Fixtures Thruout! Upgraded Attic Insulation. Move-In Ready!!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, Stacked Washer & Dryer, Hot Water Tank/Heater (Owned)

Exclusions: TVs & Hardware

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

