

THE MILLS TEAM

is proud to present

168 ALMA
STREET



168Alma.com



WELCOME HOME

- Fabulous opportunity to own a detached home
- Large private backyard
 - An amazing 33 x 157 feet
 - Ideal for entertaining
- Quiet family friendly street
- Sought-after DR S. J. Phillips Public School and O'Neill C.V.I. school districts
- Steps to the Hospital, Parkwood Estate, Oshawa Golf & Curling Club, parks and trails
- Welcoming front porch
- Charming open concept living space with beamed vaulted ceiling and exposed brick
- Renovated kitchen with stainless steel appliances and centre island
- Plenty of storage space
- Separate side door entrance leading to flexible lower-level area with income potential
- Conveniently located with quick access to 401, GO & Via Rail Train Station, GO Bus Station (easily bus to Ontario Tech University), shops and restaurants



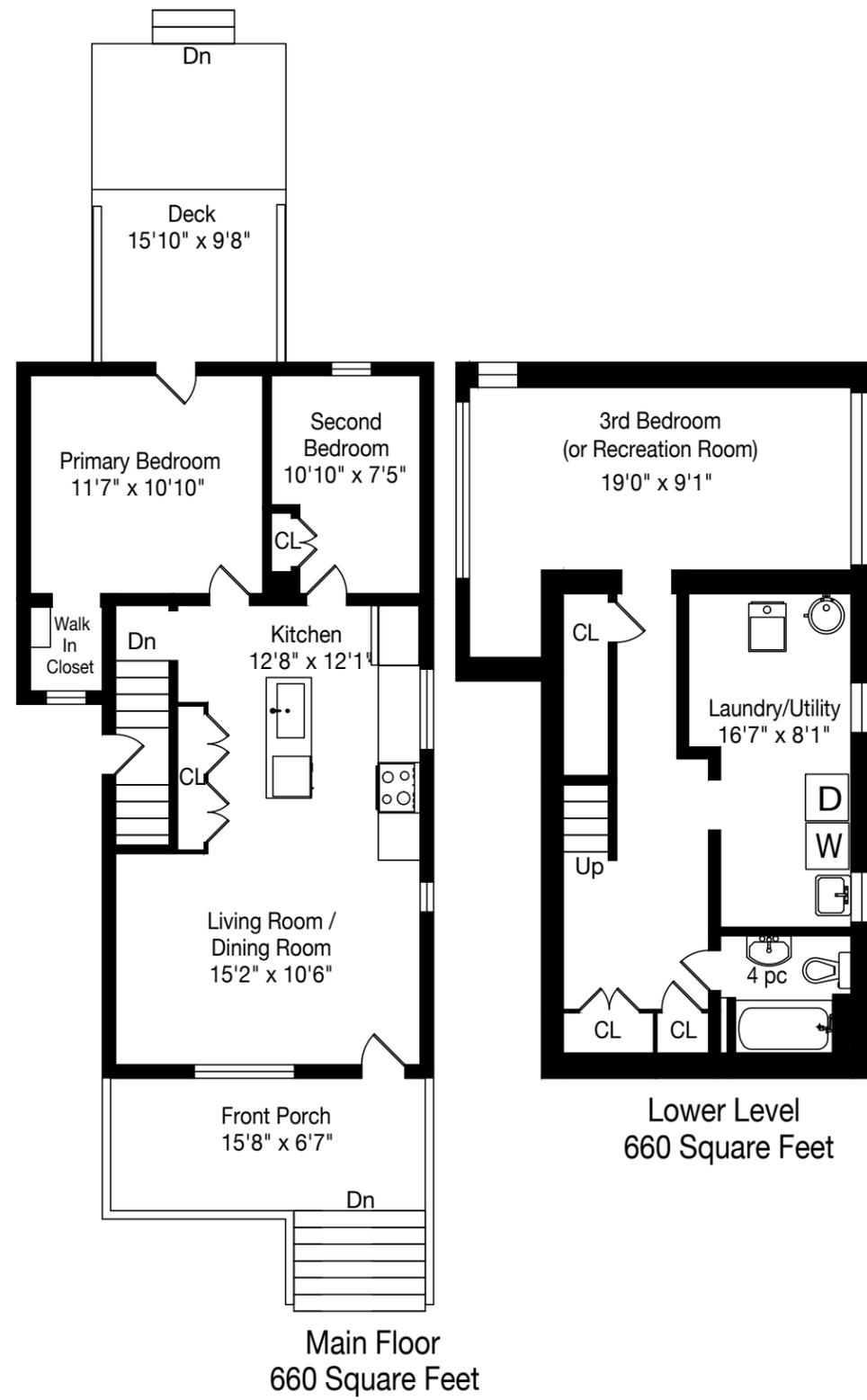
ADDITIONAL INFO

- Property Taxes:** \$4,109.10 (Annual in 2024)
- Lot Size:** 33 feet x 157 feet
- Parking:** Detached garage plus private driveway with parking for 3 cars
- Possession:** 30-60 Days/TBA
- Heating:** Forced air gas furnace
- Utility Costs:**
 - Electricity: Approx. \$90/month (2024)
 - Gas: Approx. \$60/month (2024)
 - Water: Approx. \$60/month (2024)
- Inclusions:** Stainless steel kitchen appliances: KitchenAid refrigerator/freezer, Kenmore stove, hood exhaust and Samsung dishwasher. Kenmore washer, Samsung dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings (except excluded below), all drapery tracks and rods, all parts of gas furnace, BBQ, gas line for BBQ and garden shed
- Exclusions:** Living room drapes
- Rental Equipment:** Hot water tank (approximately \$31.69/month)

A Home Inspection Report dated March 24, 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE





COMMUNITY SCHOOLS

Durham District School Board 905-666-5500
www.ddsb.ca

- JK-8 Dr S J Phillips P.S. 905-725-4232
625 Simcoe Street North
- 9-12 O'Neill C.V.I. 905-728-7531
301 Simcoe Street North

French Immersion Programs

- 1-8 Walter E. Harris P.S. 905-728-4532
495 Central Park Boulevard North
- 9-12 R.S. McLaughlin C.V.I. 905-728-9407
570 Stevenson Road North

Durham Catholic District School Board 905-576-6150
www.dcdsb.ca

- JK-8 St. Christopher Catholic School 905-725-7672
431 Annapolis Avenue
- 9-12 Msgr. Paul Dwyer C.H.S. 905-723-5255
700 Stevenson Road North

French Immersion Programs

- 1-8 St. Thomas Aquinas Catholic School 905-723-1921
400 Pacific Avenue
- 9-12 Msgr. Paul Dwyer C.H.S. 905-723-5255
700 Stevenson Road North
- 10-12 Father Leo J. Austin C.S.S. 905-666-2010
1020 Dryden Boulevard

French School

- K-6 Antoine-Maillet Elementary School 905-720-0057
615 Ridgeway Avenue



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative