

# \$1,100,000 - 4 Mendoza Drive, Brampton (fletcher's Meadow)

MLS® #W12296053

**\$1,100,000**

6 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Fletcher's Meadow, Brampton (fletcher's Meadow), Ontario

Detached with 44.95 sqft lot frontage and 4 Bedrooms/4 Washroom, a FINISHED BASEMENT with PERMIT !! This home not only has the SPACE, layout, natural light but has a beautiful backyard with concrete patio, wood deck plus more and the CURB APPEAL which includes an enclosed wide porch and exterior pot lights. Set in the high demand area of Fletcher's Meadow!!! Located in the family centric community of top rated schools, parks, the dynamic "Creditview Activity Hub" park, grocery stores, recreation centre (Cassie Campbell) and public transit including Mt. Pleasant Go Station. Hardwood flooring, pot lights and California shutters on the main floor welcomes you to a layout that separates the formal living/dining from the family room and open concept kitchen. Plenty of windows bring in natural light throughout the house. Kitchen has stainless steel appliances including a gas stove top(main floor)and a neat breakfast bar with open space providing easy access to the patio/deck which provides entertainment space and greenery. Tall windows in stairwell again provide plenty of natural light and leads to a wide landing upstairs which provides access to four spacious bedrooms. Double Door entry into Primary is large with plenty of windows, walk in closet and double closets and an upgraded Ensuite with double vanity. FULL BASEMENT Built with PERMIT has a spacious



living/dining area and an open concept kitchen. Two bedrooms with large windows and a modern washroom. Separate laundry room.200 AMPS, Furnace (2023), AC (2022). Upgraded throughout with smart options and a very well maintained HOME!!! A perfect house for all living styles!!!! 3D Virtual Tour says it all. (id:6289)

**Essential Information**

Listing #	W12296053
Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	4 Mendoza Drive
Subdivision	Fletcher's Meadow
City	Brampton (fletcher's Meadow)
Province	Ontario
Postal Code	L7A3M3

**Amenities**

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Features	Paved yard, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	Water Heater, Central Vacuum, All, Blinds, Dishwasher, Dryer, Garage door opener, Hood Fan, Range, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	45 x 80.4 FT under 1/2 acre
Foundation	Concrete

## Listing Details

Listing Office	ROYAL LEPAGE CREDIT VALLEY REAL ESTATE
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Listing information last updated on October 14th, 2025 at 2:16am PDT