

\$1,165,000 - 431 Athabasca Common, Oakville (jm Joshua Meadows)

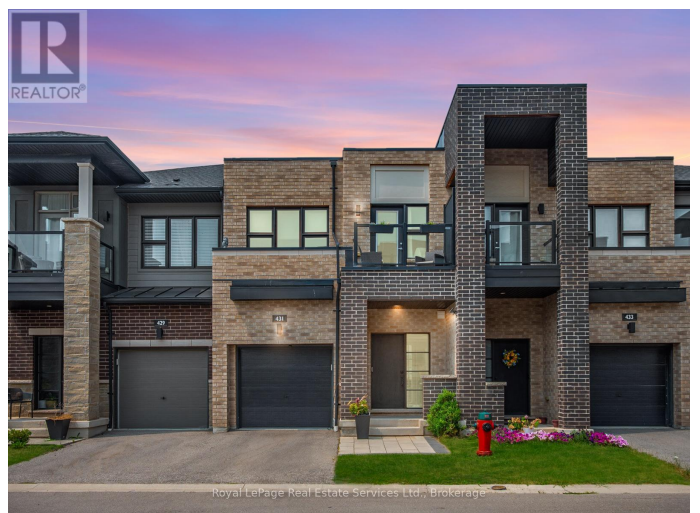
MLS® #W12461075

\$1,165,000

3 Bedroom, 3.00 Bathroom,
Single Family on 19.80 Acres

1010 - JM Joshua Meadows, Oakville (jm Joshua Meadows), Ontario

Welcome home to 431 Athabasca Common. Built in 2018, this modern, beautifully upgraded, sun-filled freehold townhome features approximately 2,500 SF of finished living space located in one of Oakville's most vibrant communities. This 3-bedroom, 3-bath home features engineered hardwood floors, 9-ft ceilings, pot lights and smart home upgrades like automatic roller blinds. The open concept main floor has open views to the park and includes well thought out quality-of-life features such as a modern kitchen with a large functional island, cozy electric fireplace and an updated laundry/pantry room with added outlets for a freezer and small appliances. Upstairs, the spacious primary bedroom is flooded with natural light and provides unobstructed park views while boasting a walk-in closet and luxury ensuite with an oversize shower, stand-alone soaker tub, and double vanity! Two more generously sized bedrooms featuring a south-facing balcony and a shared 4-piece bathroom complete the upper floor. The basement is a professionally finished space featuring a wet bar, smart LED pot lights, open rec room and recently finished den (2022). The garage is equipped with an EV charging outlet and wall storage. A private landscaped backyard with no direct rear neighbours offers sun-filled days and dreamy nights under the stars. Perfectly situated



across from William Rose park with pickleball, tennis, basketball courts and a splash pad, your active lifestyle awaits! Steps to St. Cecilia Catholic Elementary School, scenic trails including Athabasca Pond and more! Easy access to Oakville Trafalgar Hospital, Shopping centres and highways. This home blends comfort, convenience, and lifestyle in one exceptional package. Don't Miss! (id:6289)

Essential Information

Listing #	W12461075
Price	\$1,165,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	19.80
Type	Single Family
Sub-Type	Freehold

Community Information

Address	431 Athabasca Common
Subdivision	1010 - JM Joshua Meadows
City	Oakville (jm Joshua Meadows)
Province	Ontario
Postal Code	L6H0R5

Amenities

Amenities	Fireplace(s)
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Facing
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Real Estate Services Ltd., Brokerage



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