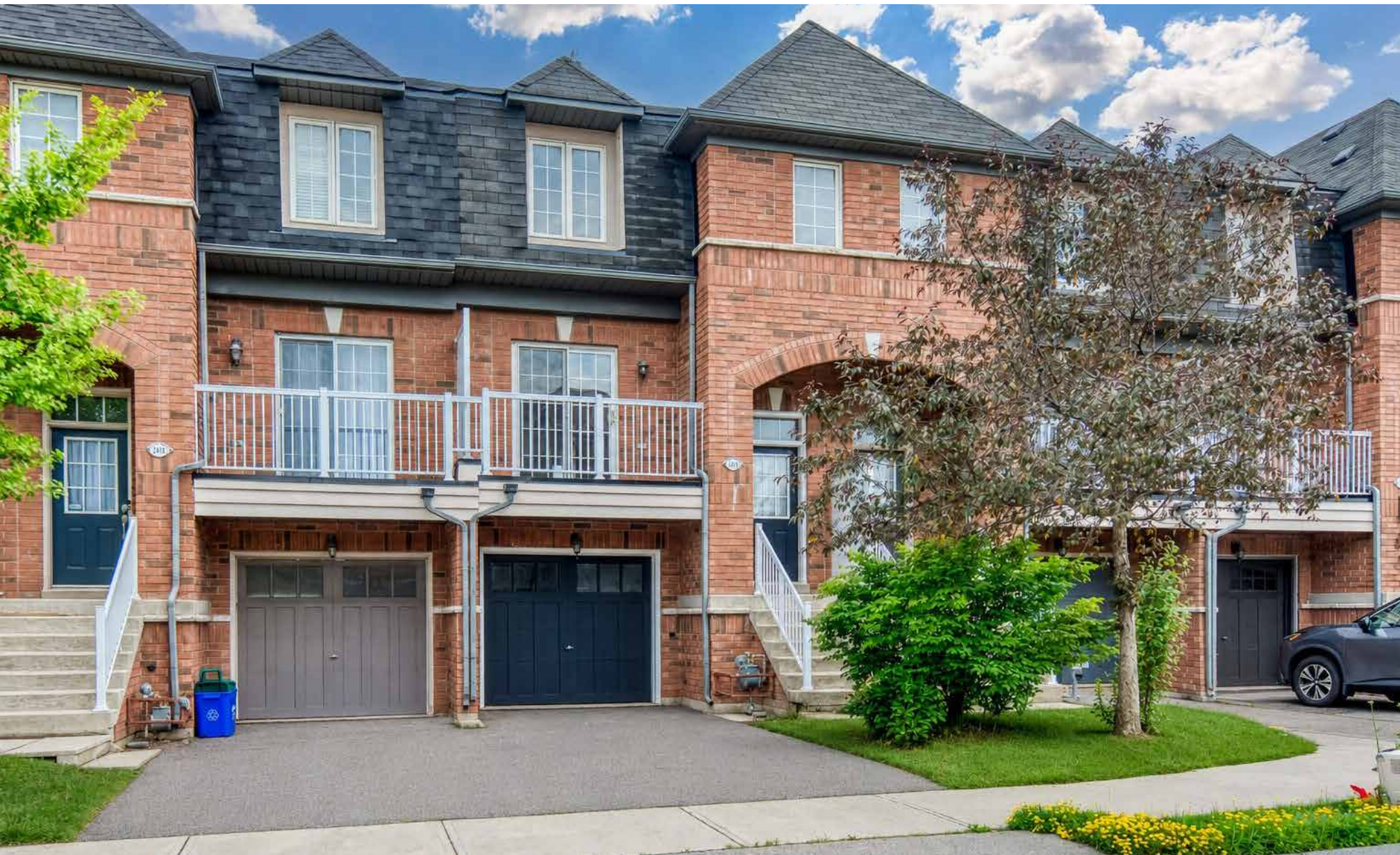


RINA DIRISIO
REAL ESTATE, BUT BETTER



2418 ADAMVALE CRESCENT

OAKVILLE



WELCOME TO THIS BEAUTIFUL 3+1-BEDROOM, 4-BATHROOM FREEHOLD TOWNHOME IN THE SOUGHT-AFTER WESTMOUNT COMMUNITY. KNOWN FOR ITS VAST TRAILS, PARKS AND HIGHLY RANKED SCHOOLS.

Situated on a nice, quiet family-friendly street, three minutes to the Oakville Trafalgar Hospital, close to transit, and easy access to highways for commuters. Shopping, restaurants and services are conveniently located nearby.

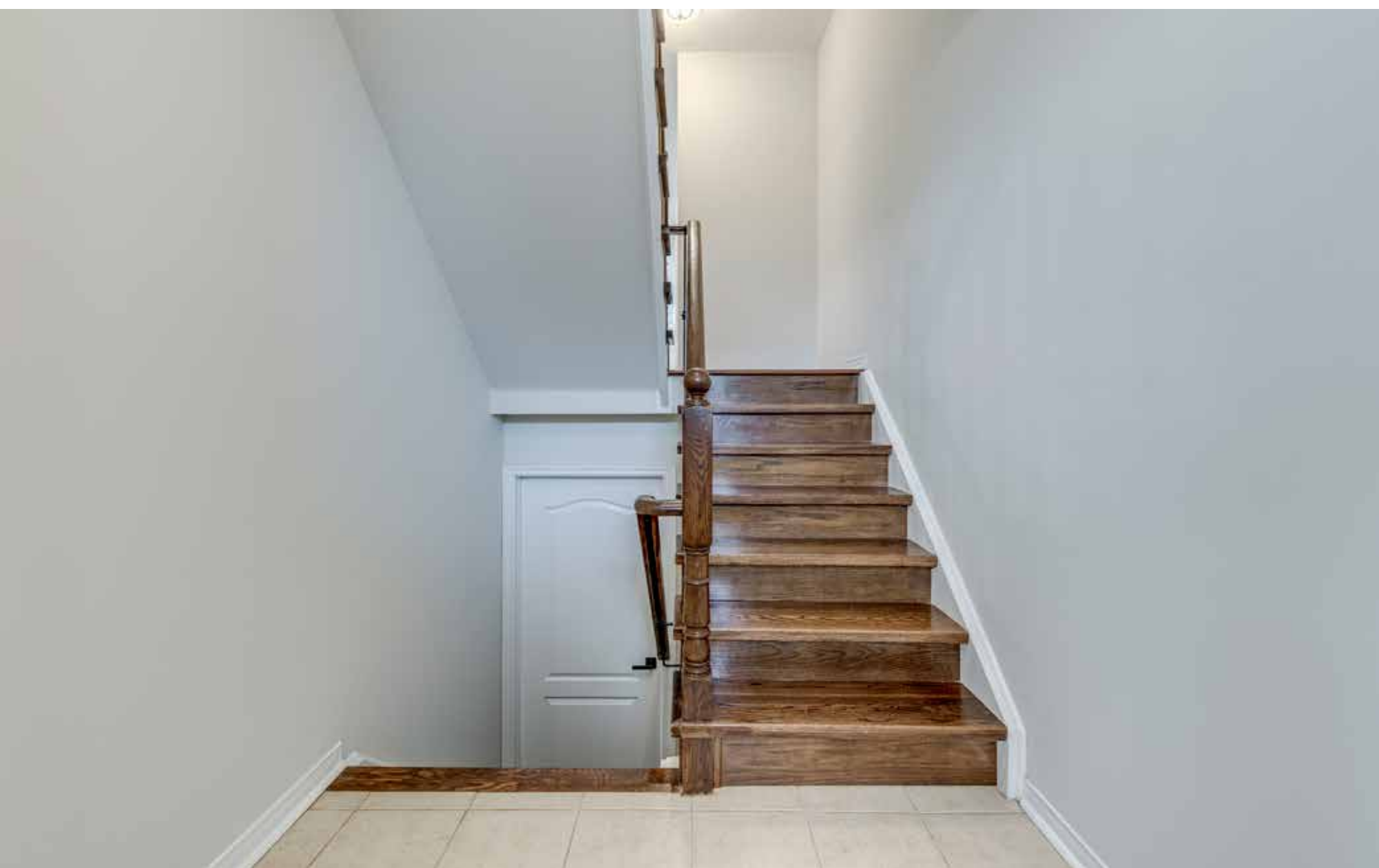
This sun-filled, no carpet home offers new vinyl plank flooring (2026) and lustrous hardwoods on all levels, new stone counters, fridge, built-in dishwasher and sink, and refreshed kitchen cabinets in the kitchen (2026), new stone counters in the upstairs bathrooms (2026), there are three walkouts to decks/balconies including new sliding doors in the living room (2026), a new pedestal sink in the main floor powder room (2026), the hot water tank is owned and there is new sod in the backyard.

Step inside the ground level to the spacious foyer with a beautiful oak staircase with iron pickets. Also on this floor you will find a spacious family room with wide-plank hardwood flooring and a walkout to a deck with a staircase down to the backyard, and a laundry room with inside entry to the garage. The main floor features a generously sized living and dining room with pot lights, hardwood flooring and new sliding glass doors to the front balcony. A beautifully updated kitchen features plenty of white cabinetry with pot drawers, an island with a breakfast bar, stone counters, mosaic stone backsplash, a separate pantry, stainless steel appliances and the breakfast room offers a walkout to a large balcony. Upstairs you will find three bright bedrooms, all with new wide-plank vinyl flooring, and two full bathrooms with new stone counters, including the primary suite featuring a bright 4-piece ensuite bathroom. The basement offers a large 4th bedroom with two larger windows and a luxurious 3-piece ensuite bathroom, a perfect private retreat for family or overnight guests.



FOYER (6'10" X 9'4")

- Single entry door with a glass insert and a transom
- Large double closet with mirrored doors
- Neutral floor tiles
- Beautiful oak staircase with iron pickets



LIVING/DINING ROOM (9'8" X 20'4")

- Lustrous hardwood flooring
- Pot lights and ceiling light fixture in the dining area
- New sliding glass doors to the balcony

BATHROOM (2-PIECE)

- Neutral floor tiles
- New pedestal sink



Virtually Staged

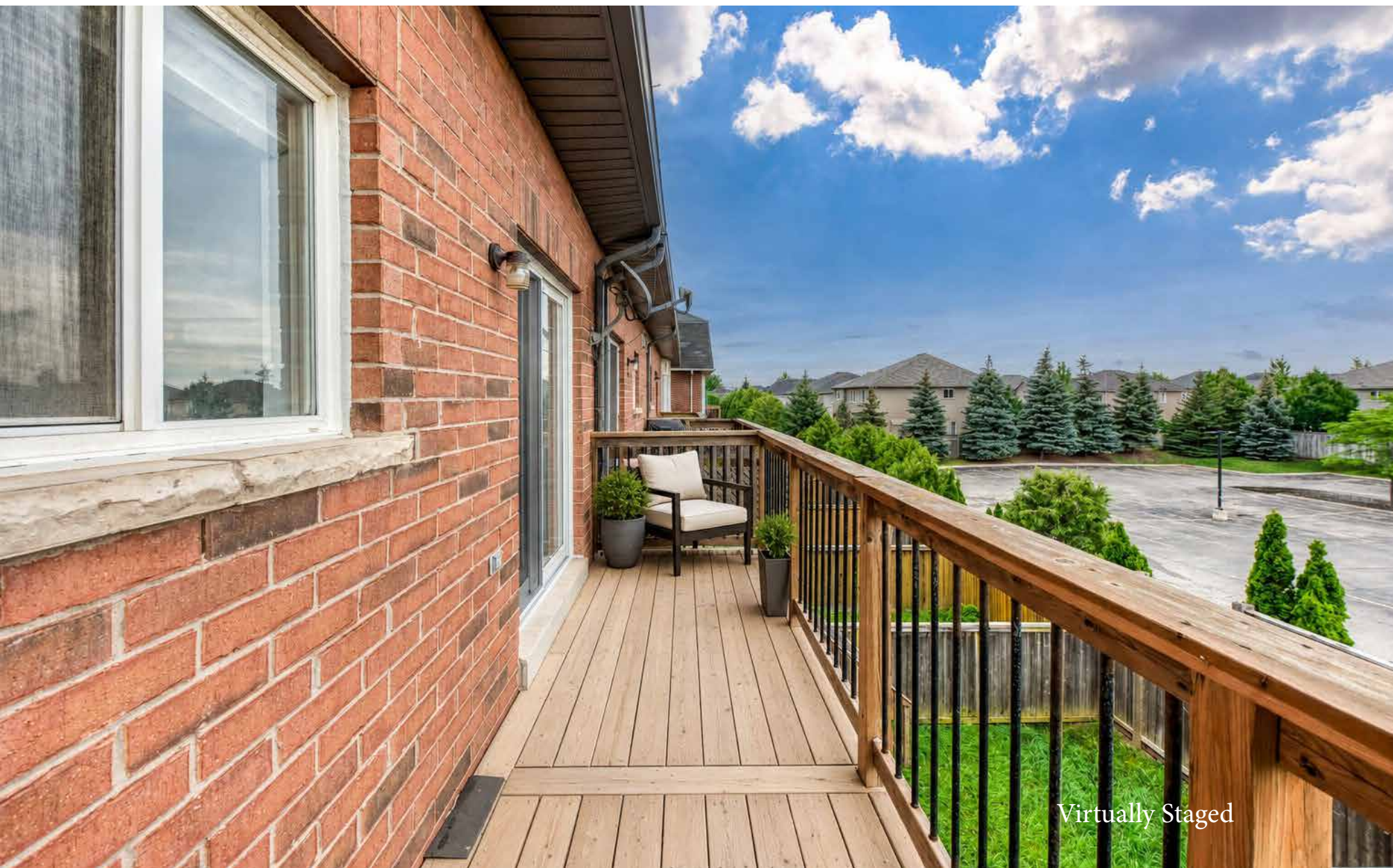


Virtually Staged



KITCHEN/BREAKFAST ROOM (17'0" X 12'9")

- Plenty of repainted white cabinetry
- Upper cabinets with valances
- Several drawers including pot drawers
- Centre island with a breakfast bar
- New stone counters and a mosaic stone tile backsplash
- Neutral floor tiles
- Window above the undermount, stainless steel sink with a pulldown spray faucet
- Stainless steel gas range and new 4-door fridge, and built-in dishwasher
- Breakfast area with an upgraded chandelier and pantry
- Sliding glass doors to a balcony



PRIMARY BEDROOM (11'6" X 18'6")

- New wide-plank vinyl flooring
- Large window
- Ceiling fan
- Walk-in closet



ENSUITE BATHROOM (4-PIECE)

- Ample white cabinetry
- Quartz counter with an undermount sink and upgraded faucet
- Added glass display shelf
- Large window
- Neutral floor tiles
- Soaker tub/shower combination with neutral tile surround





BEDROOM 2 (8'7" X 11'4") BEDROOM 3 (8'3" X 11'4")

- Two additional bedrooms on the top level feature large windows, ceiling light fixtures, new wide-plank vinyl flooring and ample closet space.



BATHROOM (4-PIECE)

- The main bathroom features ample white cabinetry, a quartz counter with an undermount sink, neutral floor tiles and a tub/shower combination with neutral tile surround.





Virtually Staged

FAMILY ROOM (10'0" X 20'0")

- Hardwood flooring
- Pot lights
- Walkout to deck and yard

LAUNDRY ROOM (6'6" X 15'4")

- White upper cabinetry
- Neutral floor tiles
- Inside entry to garage
- Washtub
- Window



Virtually Staged

RECREATION ROOM/ BEDROOM (13'10" X 20'5")

- Laminate flooring
- Two larger windows
- Ample closet

BATHROOM (3-PIECE)

- Stylish French-style cabinetry with drawers
- One-piece moulded extended sink with an upgraded faucet
- Neutral floor tiles
- Shower with neutral tile surround with a contrasting inlay and sliding glass doors

SCHOOLS

Elementary

- Emily Carr – English Track – JK – GR08
- Forest Trail – FI Track – GR02 – 08
- St. John Paul II CES – Regular Track – JK – 08
- St. Mary CES – FI Track – GR01 – 08
- St. Joan of Arc CES – ExF Track – GR05 – 08

Secondary

- Garth Webb – English & FI Track – GR09 – 12
- St. Ignatius of Loyola CSS – Regular, FI & ExF – GR09 – 12
- Holy Trinity CSS – Advanced Placement – GR09 – 12



Taxes: \$3,961 /2026

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all electrical light fixtures

Lot Size: 18.04 x 85.11 Feet

FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.