

RINA DIRISIO
REAL ESTATE, BUT BETTER



384 WADSWORTH STREET

OAKVILLE



CHARMING 3-BEDROOM BUNGALOW ON A PREMIUM LOT IN WEST OAKVILLE.

Situated in the highly desirable West Oakville neighbourhood, just minutes from Lake Ontario, this well-maintained 3-bedroom bungalow sits on a spacious, pool-sized lot, offering endless possibilities. Whether you choose to move in, renovate, rent out, or build your dream home, this prime location—surrounded by oversized lots and tree-lined streets—presents a rare investment opportunity in one of Oakville’s most popular areas.

This lovely home has been updated with a new roof (DeLuca Roofing) and furnace (Reliance – with 10 year warranty) installed in 2023, plus brand-new stainless steel appliances (electric stove and fridge, 2024) in the main floor kitchen. The spacious living and dining room boasts a classic plaster ceiling with elegant cove mouldings, and large windows, creating a bright and inviting atmosphere perfect for entertaining or relaxed family gatherings. The original solid wood kitchen cabinetry offers ample storage, while an exterior door in the mid lower landing provides convenient access to the backyard and to the finished basement. Three sun-filled bedrooms with hardwood floors share the 4-piece bathroom on the main level.

The finished basement is designed for versatile living, featuring a generous recreation room with a built-in bar, a second kitchen, and a 3-piece bathroom—ideal for casual entertaining, family, guests, or rental potential. The expansive backyard, with mature shrubs and evergreens, offers a private retreat with plenty of space for a future pool or garden oasis. An extra-long driveway with parking for multiple vehicles leads to the detached garage with additional storage and convenient access to the back door.

Enjoy unparalleled convenience with great neighbourhood schools, the YMCA, shopping, and restaurants along Speers Road all within walking distance. A short 5-minute drive takes you to Dorval Crossing’s shopping district, while Lake Ontario’s scenic waterfront parks are just a 20-minute stroll away. With quick access to Appleby College, the QEW/403 Highway, and Oakville’s vibrant amenities, this home offers an unbeatable combination of location, lifestyle, and investment potential.



MAIN LEVEL



LIVING ROOM/DINING ROOM (23'3" X 13'7")

- Half-wall open to the foyer
- Sculptured ceiling with cove mouldings
- Broadloom
- Large windows

KITCHEN (11'7" X 9'5")



- Plenty of wood cabinetry
- Several drawers
- Neutral vinyl flooring
- Two large windows overlooking the rear yard
- Stainless-steel fridge and new electric stove (2023)
- Access door to the door to the yard and staircase to the lower level



PRIMARY BEDROOM (14'0" X 9'10")

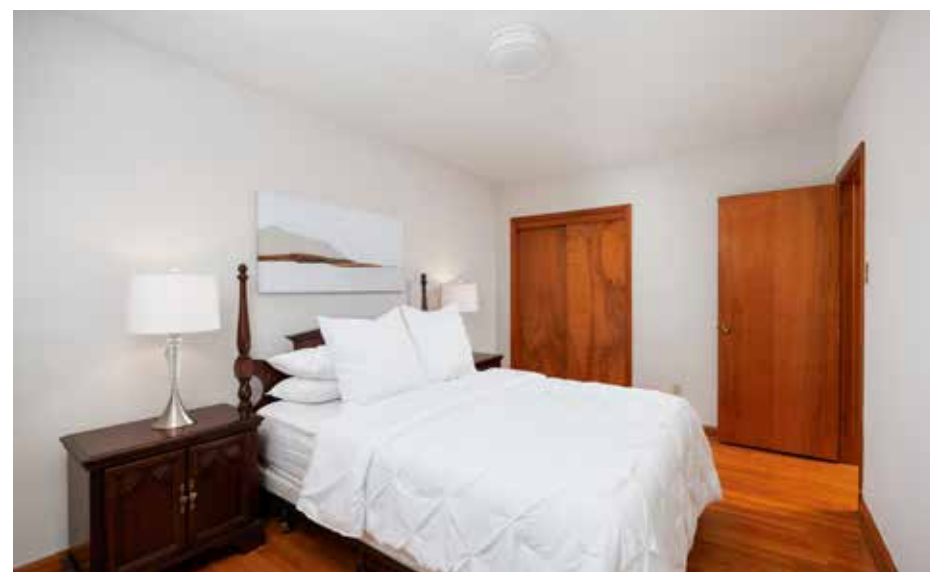
- Hardwood floor
- Large window with a wood valance
- Ceiling light fixture
- Ample closet space





BEDROOM 2 (9'10" X 9'10") BEDROOM 3 (11'7" X 9'4")

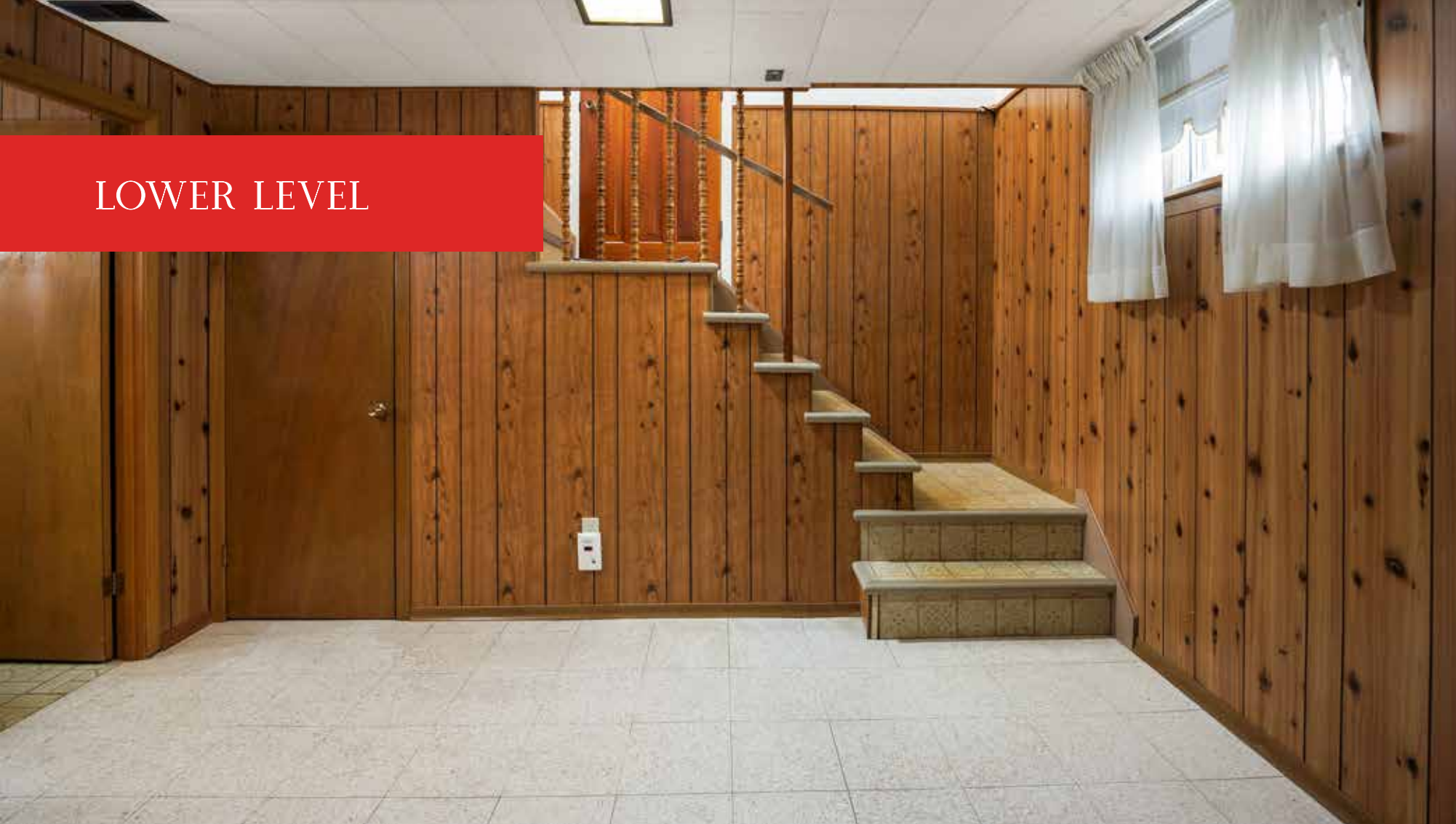
- The two additional main floor bedrooms feature hardwood floors, large windows, ceiling light fixtures and ample closet space.



BATHROOM (4-PIECE)

- White cabinetry
- Mirrored medicine cabinet
- Neutral floor and wall tiles
- Tub/shower combination with neutral tile surround

LOWER LEVEL



RECREATION ROOM (25'6" X 14'9")

- Wood French doors
- Plush broadloom
- Two larger windows
- Built-in bar area





KITCHEN (10'5" X 7'4")

- Plenty of wood cabinetry
- White fridge and new electric stove (2023)
- Neutral vinyl flooring
- Wood panelled walls



BATHROOM (3-PIECE)

- Ceramic floor and wall tiles
- Ample cabinetry
- Shower

LAUNDRY ROOM (7'9" X 6'9")

- Two large windows
- White upper cabinets
- Double washtub
- White washer and dryer

STORAGE/UTILITY ROOM (16'3" X 10'1")

- Vinyl flooring
- Wood panelled walls and added storage shelves
- Window
- New furnace (2023)



SCHOOLS

Elementary

- W.H Morden – English – JK – GR08
- Pine Grove – French Immersion – GR02 – 08
- St. Nicholas CES – English – JK – GR08, ExF GR05 - 08
- St. Mary CES – French Immersion - GR01 – 08

Secondary

- Thomas A. Blakelock – English & French Immersion – GR09 – 12
- St. Thomas Aquinas CSS – English & ExF – GR09 – 12
- St. Ignatius of Loyola CSS – French Immersion – GR09 - 12



Taxes: \$4,958.00 (2024)
Lot Size: 64 x 118.50 Feet

Inclusions: Fridge, stove, washer, dryer, all electric light fixtures, all window coverings and basement stove

FLOOR PLAN



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.