

A two-story brick house with a prominent red garage door. The house features a gabled roof with a chimney on the right side. The upper story has three windows with white frames and a small arched window above them. The lower story is dominated by the large red garage door. The house is surrounded by trees and a paved driveway.

GMT

3282 Aubrey Road

Mississauga

Welcome to 3282 Aubrey Road

Beautifully maintained two-storey detached home nestled in one of Erin Mills' most established and family-friendly neighbourhoods. Set on one of the deepest lots on the street, this property offers a rare combination of indoor comfort, outdoor space, and exceptional everyday convenience while still leaving room for you to design the home to your own unique style. Ideally located close to top-rated schools, parks, trails, shopping, and major commuter routes, this is a home perfectly suited for growing families.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ashley McNabb



Property Highlights

BEDS	3
BATHS	2.1
LOT SIZE	43.57' x 147.24' x 24.49' x 145.44'
ABOVE GRADE	2,273 sq ft
TOTAL SQ FT	3,285 sq ft
TAXES	\$7,123.32 / 2025





Main Level

Designed with both function and traditional family living in mind, the main floor begins with a large, welcoming foyer that creates an inviting first impression for both family and guests. The spacious kitchen is complemented by stainless steel appliances and an oversized breakfast area, offering plenty of room for casual family meals and everyday gathering. Elegant principal rooms include a formal living room and separate dining room - ideal for entertaining, hosting holidays, or simply enjoying a more classic layout.

Adding warmth and character to the home, the raised family room serves as a comfortable and inviting gathering space, complete with a charming wood-burning fireplace. Large windows throughout the home fill the interior with natural light, while the well-designed floor plan offers both versatility and excellent flow. The main level also features the added convenience of a powder room, laundry room and side access to the home.









Second Level

Upstairs, the second level offers three spacious bedrooms, thoughtfully laid out for family living. The primary retreat features two separate closets and a private ensuite, creating a comfortable and functional space to unwind. The additional bedrooms are generously sized, each offering large windows that fill the rooms with natural light, along with well-proportioned closets. These bedrooms share a spacious family bathroom, making the layout both practical and ideal for growing families..







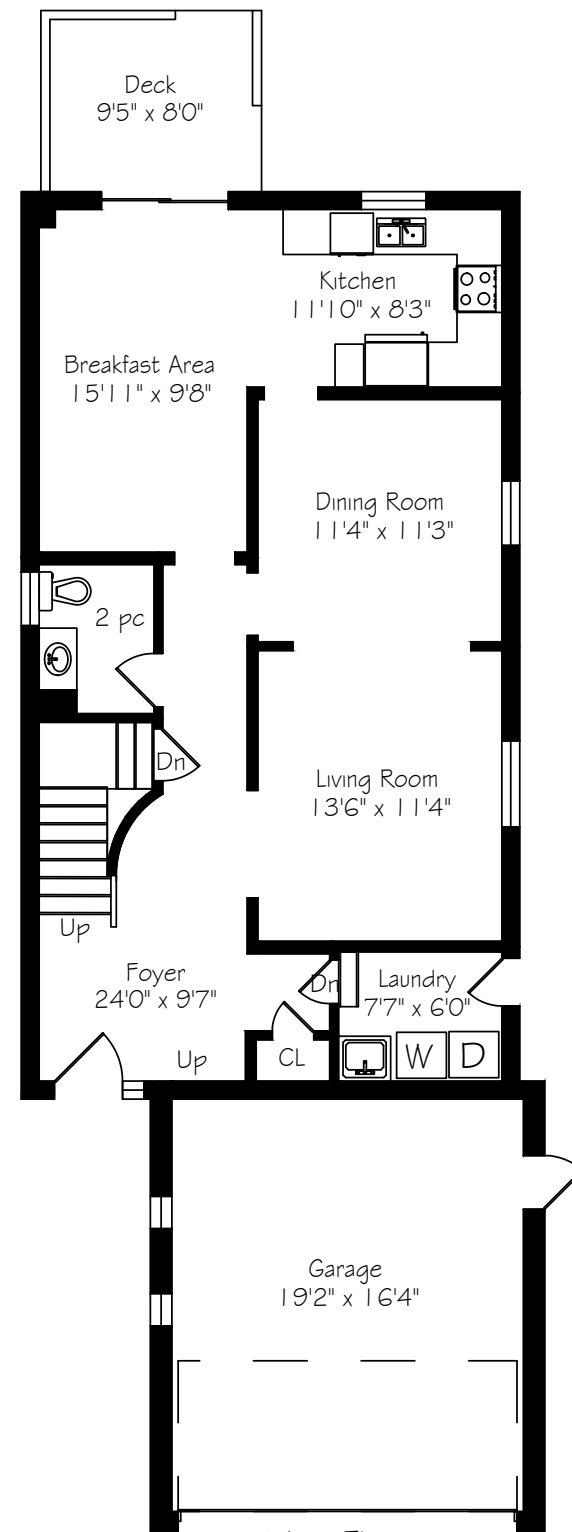
Backyard

Outside, the backyard is a true standout. Set on an impressive, oversized lot, this home offers a rare amount of outdoor space for the neighbourhood - creating endless possibilities for entertaining, gardening, children's play, or future customization. Whether enjoyed as it is today or enhanced over time, the lot itself is a major feature and value-add. A double car garage and generous driveway parking further enhance the home's practicality and curb appeal.

Located in the heart of Erin Mills, this is an exceptional opportunity to own a detached family home on a premium lot in a neighbourhood known for its mature tree-lined streets, strong sense of community, and outstanding amenities. A wonderful place to call home, with the space, warmth, and long-term potential today's families are looking for.



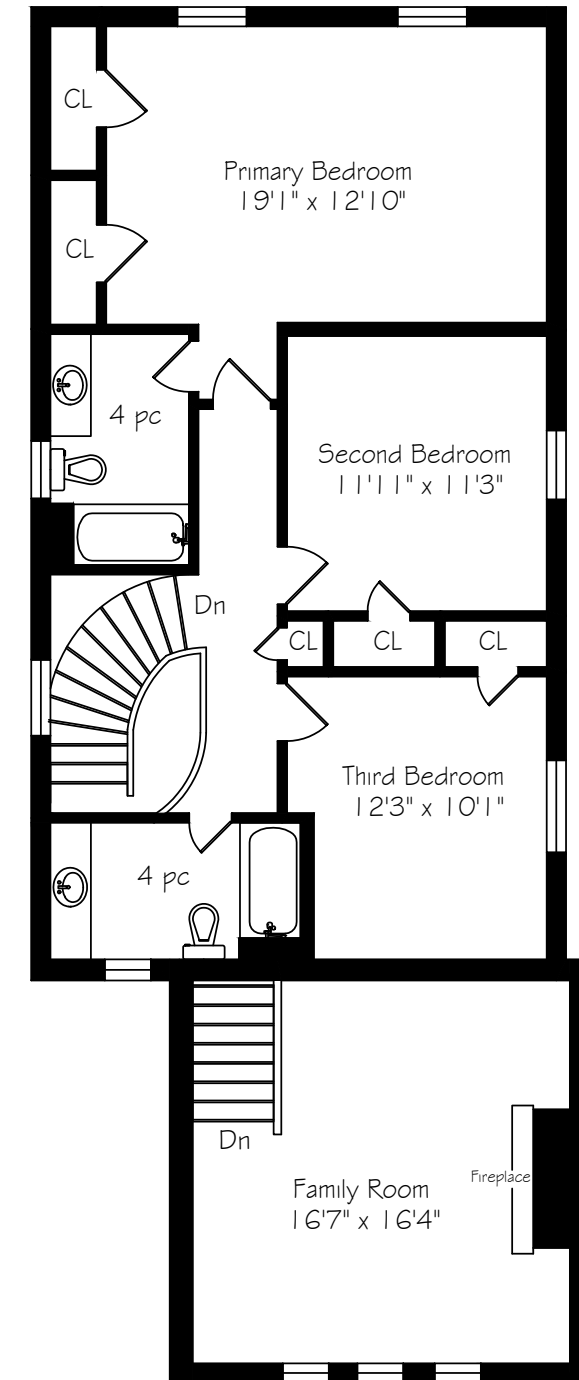
Main Level Floor Plan



Main Floor
976 Square Feet
+ 370 Garage

*Room sizes should be considered approximate since measurements are subject to certification.

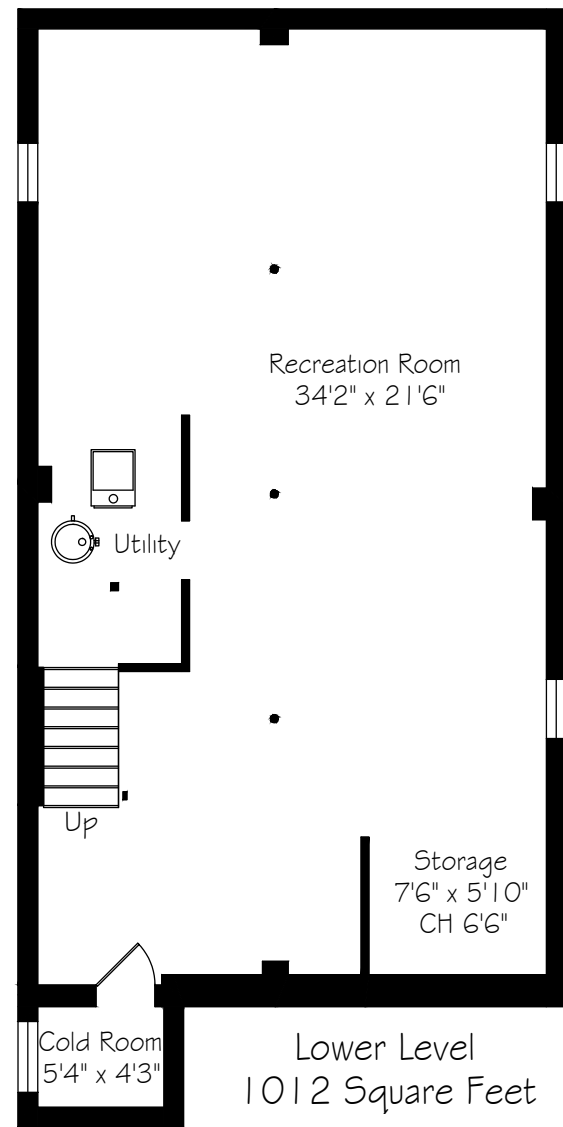
Second Level Floor Plan



Second Floor
1297 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

Lower Level Floor Plan



*Room sizes should be considered approximate since measurements are subject to certification.



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE

905.338.2121 | GoodaleMillerTeam.com