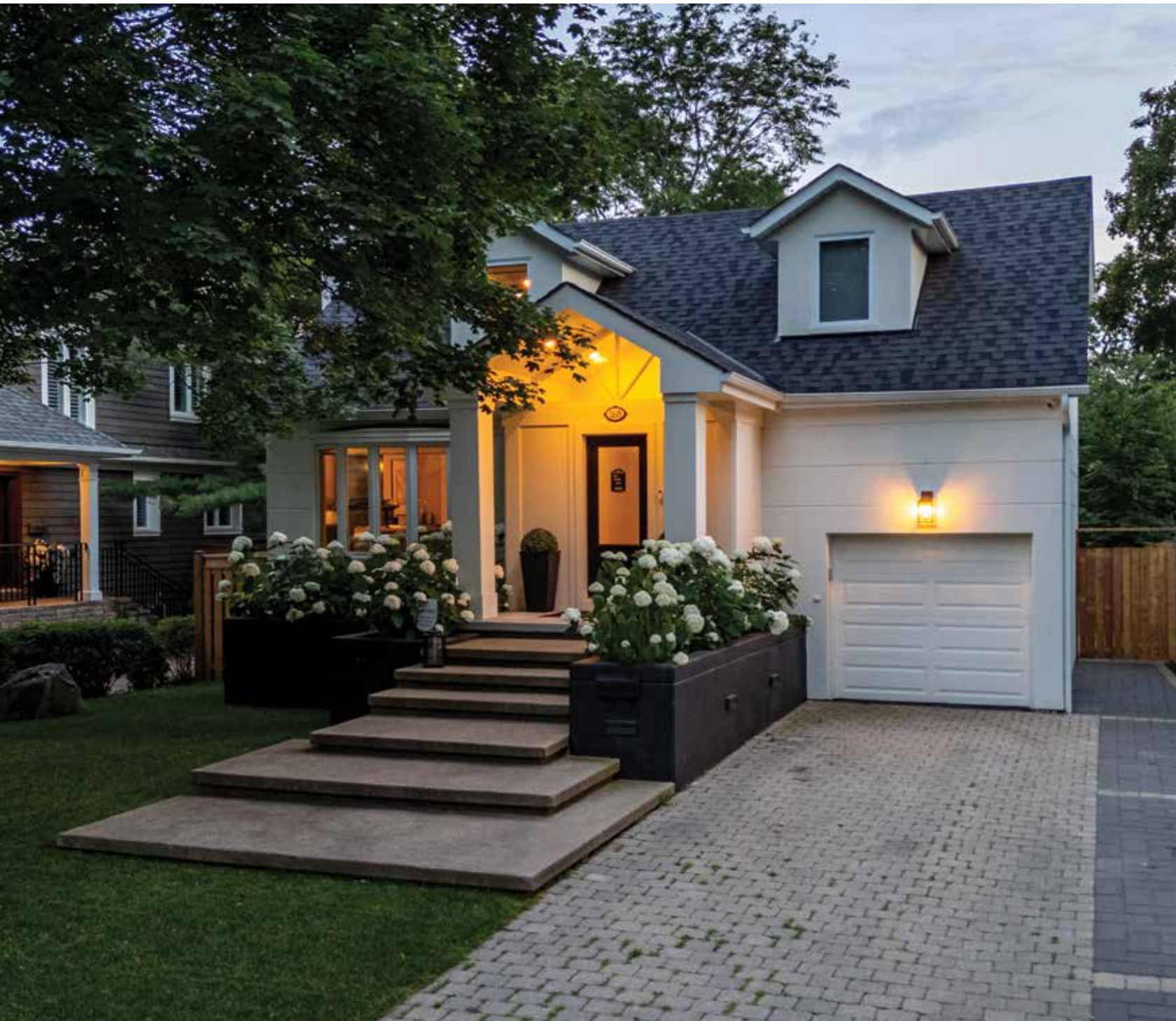




GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



268 Douglas Avenue | Oakville



CHARMING FAMILY HOME IN THE HEART OF OLD OAKVILLE

Situated on a 50' x 142' lot with a double-wide driveway, this beautifully maintained home offers a unique opportunity to enjoy move-in-ready living in one of Oakville's most sought-after neighbourhoods.

The main level offers generous principal rooms including a formal living and dining area, updated kitchen with walkout to a bright sunroom, and a full 3-piece bathroom - ideal for guests. Upstairs features three well-appointed bedrooms including a spacious primary suite with walk-in closet and ensuite bathroom, plus a large main bath. The lower level offers added versatility with a recreation room, fourth bedroom, full bath, laundry room, and ample storage.

Enjoy outdoor living on the large deck overlooking the private, tree-lined backyard—an ideal setting for entertaining or family gatherings. A new rear entertaining space features a large studio with sliding glass doors (a perfect home office or gym) as well as a garden shed and large dining space - all perfectly positioned at the rear of the lot leaving ample spot for the addition of a pool.

Perfectly positioned within walking distance to downtown Oakville's shops and restaurants, the lake, top-rated public and private schools, and GO Transit, this is an exceptional opportunity to enjoy the lifestyle that Old Oakville is known for.



FOYER & LIVING ROOM

LIVING ROOM & DINING ROOM





KITCHEN

KITCHEN & DINING ROOM



SUNROOM & MAIN FLOOR BATHROOM

PRIMARY BEDROOM & ENSUITE



SECOND BEDROOM & THIRD BEDROOM



SECOND BEDROOM & THIRD BEDROOM



MAIN BATHROOM



MAIN BATHROOM



LOWER LEVEL RECREATION ROOM

LOWER LEVEL LAUNDRY ROOM & FOURTH BEDROOM

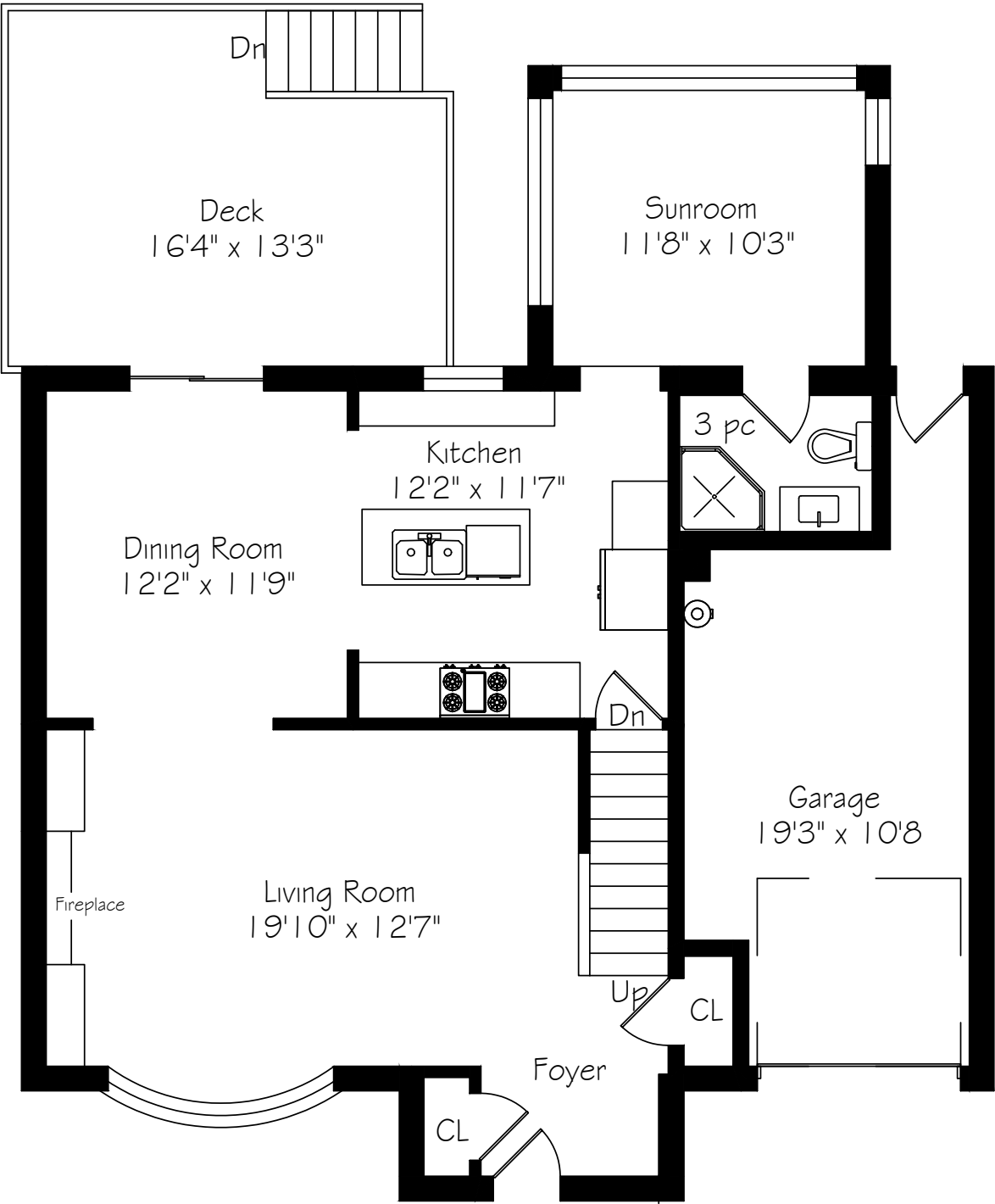




LARGE DECK & REAR YARD WITH PATIO AREA

REAR YARD

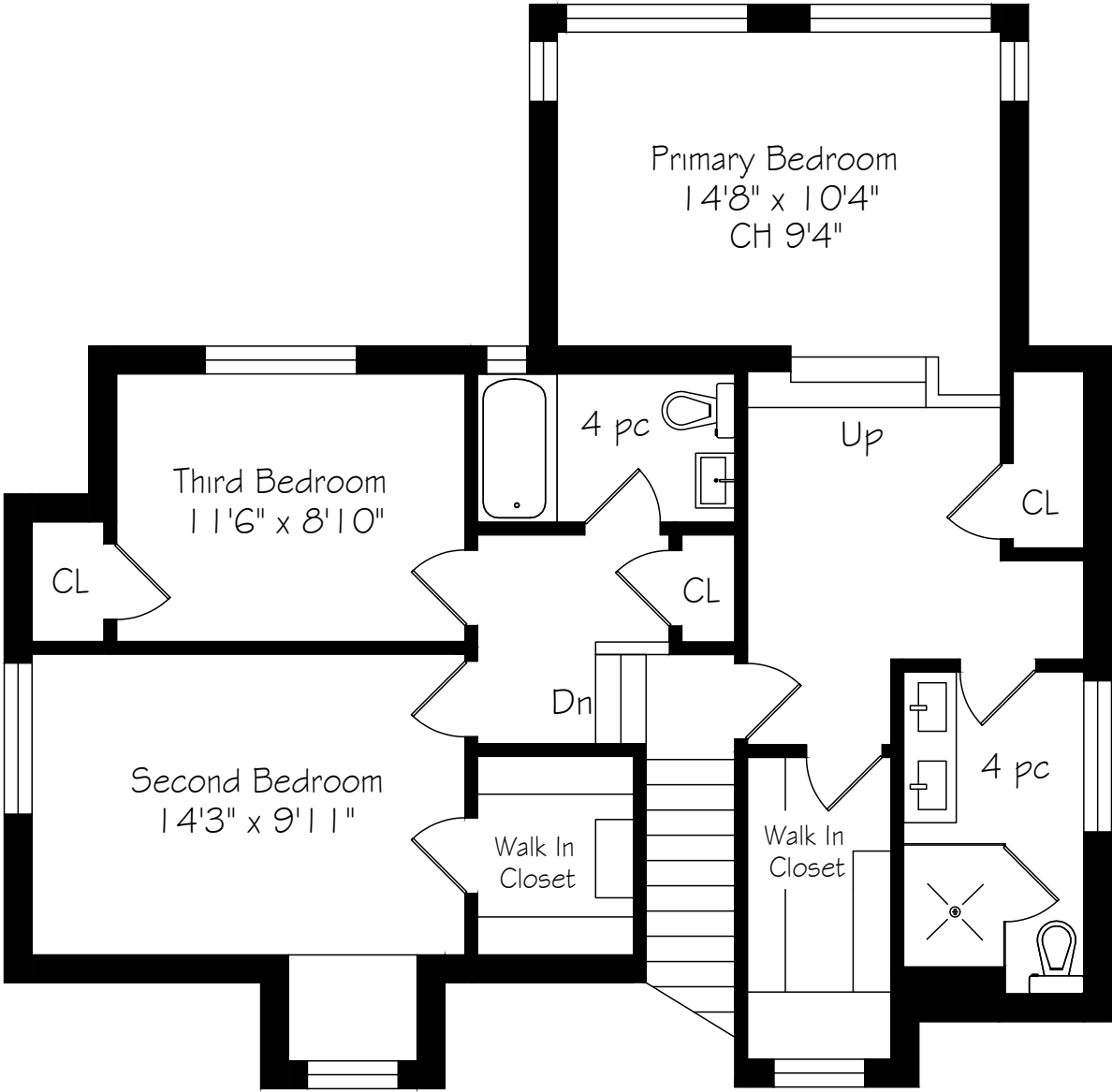
MAIN LEVEL FLOOR PLAN



Main Floor
933 Square Feet
+ 247 Garage

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

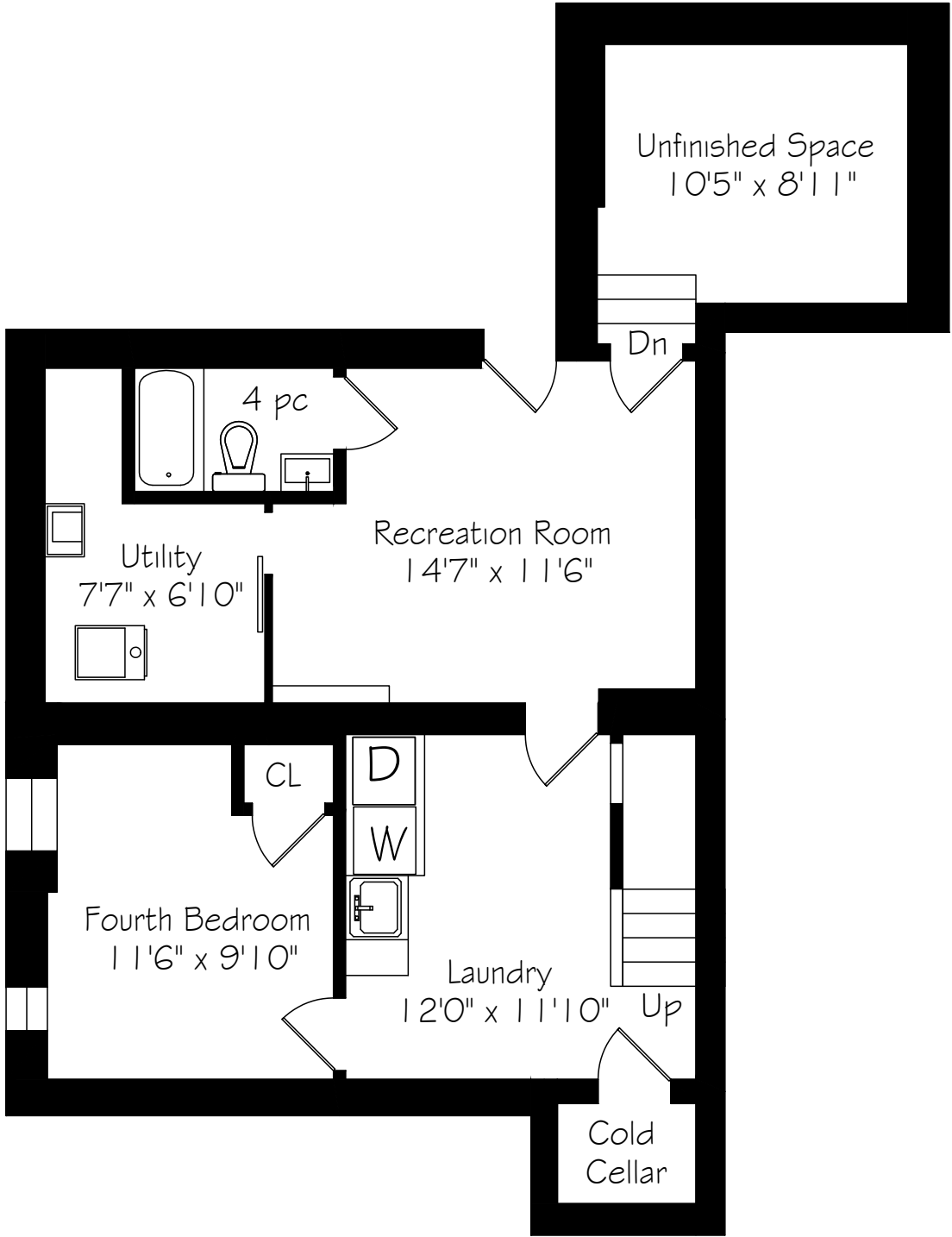
SECOND LEVEL FLOOR PLAN



Second Floor
997 Square Feet

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

LOWER LEVEL FLOOR PLAN



Lower Level
846 Square Feet

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



- LISTING INFORMATION
268 DOUGLAS AVENUE, OAKVILLE
- Possession:** To be arranged
Lot Size: 50.08' x 142.22'
Square Footage: 1,930 sq ft above grade
Total Square Footage: 2,776 sq ft
Deposit: 5%
Taxes: \$12,119 / 2025
Legal Description: LT 92, PL 113
Listing Agents: Brad Miller & Kieran McCourt



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#1 Team in Canada for Century 21 for 21 consecutive years