



**2972 Oslo Cres**  
**Mississauga Ontario L5N 1Z9**  
Mississauga Meadowvale Peel  
**SPIS:** N **Taxes:** \$6,906.21/2025 **DOM: 0**  
**List: \$1,068,000 For: Sale**  
**Semi-Detached** **Front On:** S **Rms:** 7 + 4  
**Link:** **Acre:** **Bedrooms:** 3 + 2  
Backsplit 5 **Washrooms:** 3  
1x3xGround, 1x5x2nd, 1x2xBsmt  
**Lot:** 20.07 x 191.45 Feet **Irreg:** 136.17 ft x 92.08 ft x 191.45 ft x 20.07  
**Dir/Cross St:** Winston Churchill and Derry  
**Directions:** Winston Churchill and Derry

**MLS#:** W12671444 **PIN#:** 132170524

**Possession Remarks:** 60 - 90 Days

**Legal:** PCL 50-2, SEC M52 ; PT LT 50, PL M52 , PART 2 , 43R3427 ; MISSISSAUGA

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1975 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle, Membrane <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> No <b>Pool:</b> Inground, Salt <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Library, Park, Public Transit, School <b>Interior Feat:</b> Accessory Apartment	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Upper	20.41	x 8.07	Hardwood Floor	Stainless Steel Appl	Eat-In Kitchen
2	Living	Upper	16.77	x 14.01	Hardwood Floor	Large Window	Open Concept
3	Dining	Upper	11.42	x 14.01	Hardwood Floor	Open Concept	Combined W/Living
4	Family	Upper	11.68	x 22.57	Hardwood Floor	W/O To Yard	
5	Br	Upper	14.4	x 10.43	Hardwood Floor	Large Window	O/Looks Backyard
6	Br	Upper	10.43	x 8.5	Hardwood Floor	Window	Closet
7	Prim Bdrm	Upper	14.83	x 20.51	Hardwood Floor	Double Closet	
8	Living	Lower	18.01	x 10.99	Tile Floor	Window	Closet
9	Kitchen	Lower	12.76	x 10.5	Tile Floor	Stainless Steel Appl	
10	Br	Lower	8.83	x 11.15	Tile Floor	Double Closet	
11	Br	Lower	10.17	x 10.33	Tile Floor	Double Closet	

**Client Remks:** Beautifully renovated semi-detached backsplit nestled in the heart of Meadowvale on a rare, deep irregular lot measuring approximately 20.07' ft x 191.45' ft. This exceptional property offers impressive living space, versatility, and an outdoor retreat rarely found at this price point. The main level welcomes you with a bright, open-concept living and dining area, highlighted by large windows that flood the space with natural light. The modern kitchen features granite countertops, stainless steel appliances, and a functional layout that overlooks the lower-level family room-ideal for both everyday living and entertaining. The ground-level family room is warm and inviting with a 3-piece bathroom, and a spacious bedroom perfect for guests, extended family, or a growing teenager. Upstairs, you'll find two generous bedrooms, including an oversized primary retreat created by combining two rooms into one. This impressive space offers a private sitting area and can easily be converted back to two bedrooms if desired. A large 5-piece semi-ensuite bathroom with separate shower and luxurious soaking tub completes this level. The basement features a separate entrance to a well-maintained, income-generating unit with living area, full kitchen with ensuite laundry, and two bedrooms. Excellent tenants in place and willing to stay. Step outside to your private backyard oasis featuring a covered seating area, heated saltwater in-ground pool, and ample space for entertaining, gardening, or play. Major updates include furnace and air conditioning (2022), roof (2018), stucco (2018), and windows (2016). Gas line available for BBQ. A truly exceptional home offering comfort, income potential, and outdoor enjoyment in a sought-after community.

**Inclusions:** 2 Fridges, 2 Stoves, 1 dishwasher, 2 washers, 2 dryers, All Electric Light Fixtures (except Dining Room Chandelier), All window coverings, Gas Furnace, Central Air Conditioner, Salt WaterPool equipment & pool heater (all "as is"), TV bracket in living room and exterior patio

Prepared By: MIRANDA SEJ, Administrator  
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