



327 Strathcona Drive, Burlington

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— REAL ESTATE —

Lake Ontario





Location, location! Welcome to Shoreacres, one of Burlington's most coveted neighbourhoods, just moments from the shimmering shores of Lake Ontario and the energy of the downtown core. Nestled within the highly regarded John T. Tuck elementary school and Nelson high school district, this beautifully maintained bungalow offers an exceptional lifestyle in a warm, family-friendly community.

Enjoy effortless access to boutique shopping, acclaimed dining, waterfront festivals, and scenic trails at Spencer Smith Park. Stroll to the beach, library, dog park, playgrounds, and places of worship, or commute with ease via nearby transit and highways—including the GO Station. Everything you need is truly at your doorstep.

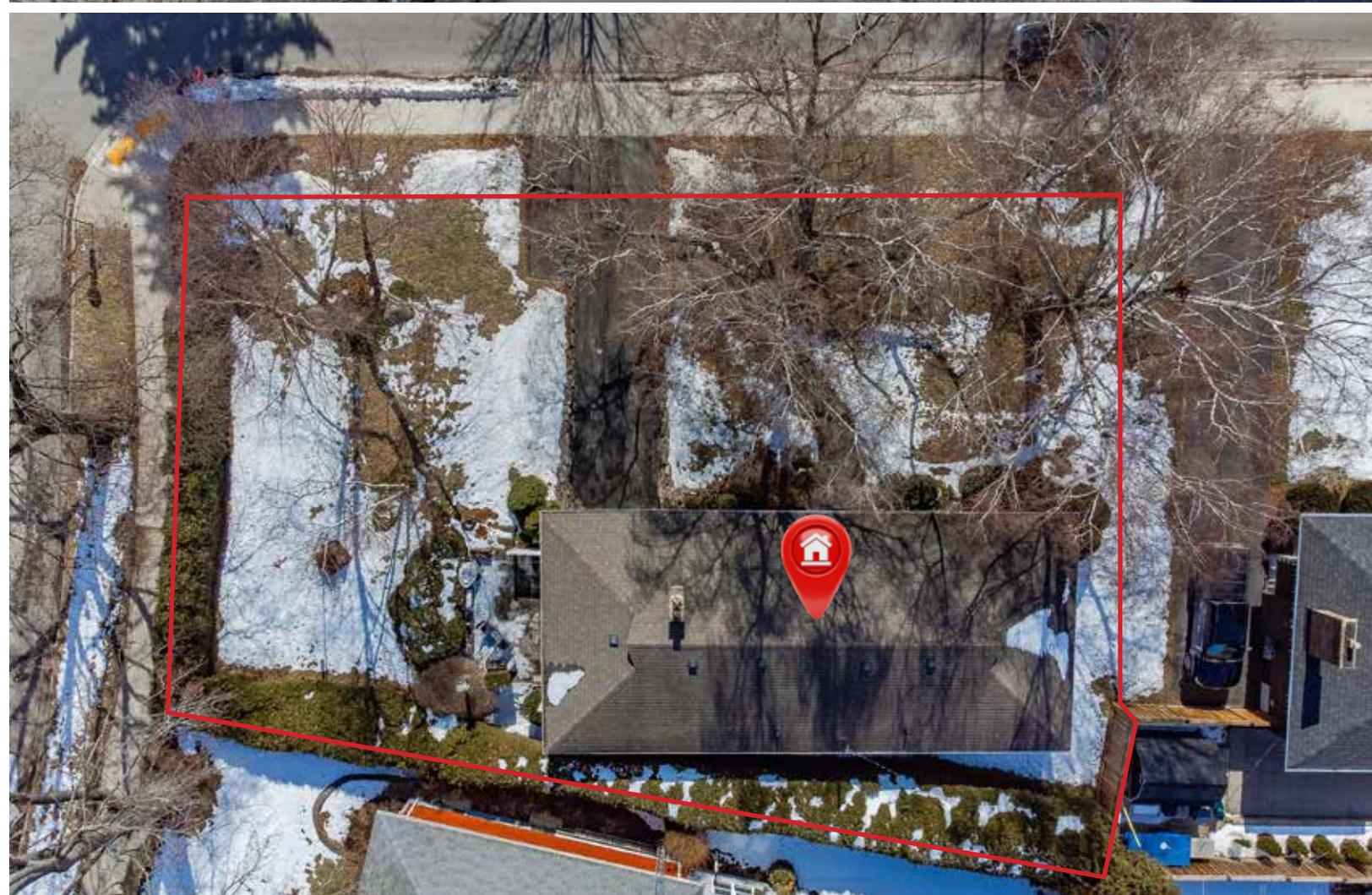
Step inside to a home that immediately welcomes you with warmth and timeless appeal. Lovingly maintained, this three-plus-one-bedroom bungalow offers an ideal layout for comfortable everyday living and effortless entertaining. The inviting living room is highlighted by a cozy two-sided fireplace and a large picture window that bathes the space in natural light. The kitchen is bright and airy, featuring a generous window that enhances the cheerful atmosphere. The dining area connects seamlessly to a spacious family room, where elegant glass doors create a graceful transition to the outdoors and open onto a private patio—perfect for relaxing or hosting gatherings.

The main level includes a tranquil primary bedroom complete with a large closet and sun-filled window, along with two additional well-sized bedrooms and a well-appointed four-piece bathroom. The finished lower level extends your living space with a comfortable recreation room, a fourth bedroom ideal for guests or a home office, a three-piece bath, and ample storage to keep everything organized.

With parking for four vehicles and an unbeatable location, this Shoreacres gem offers the perfect blend of comfort and convenience.

Whether you choose to move in, renovate, or build your dream home, this property offers endless possibilities. Don't miss out on this exceptional opportunity!











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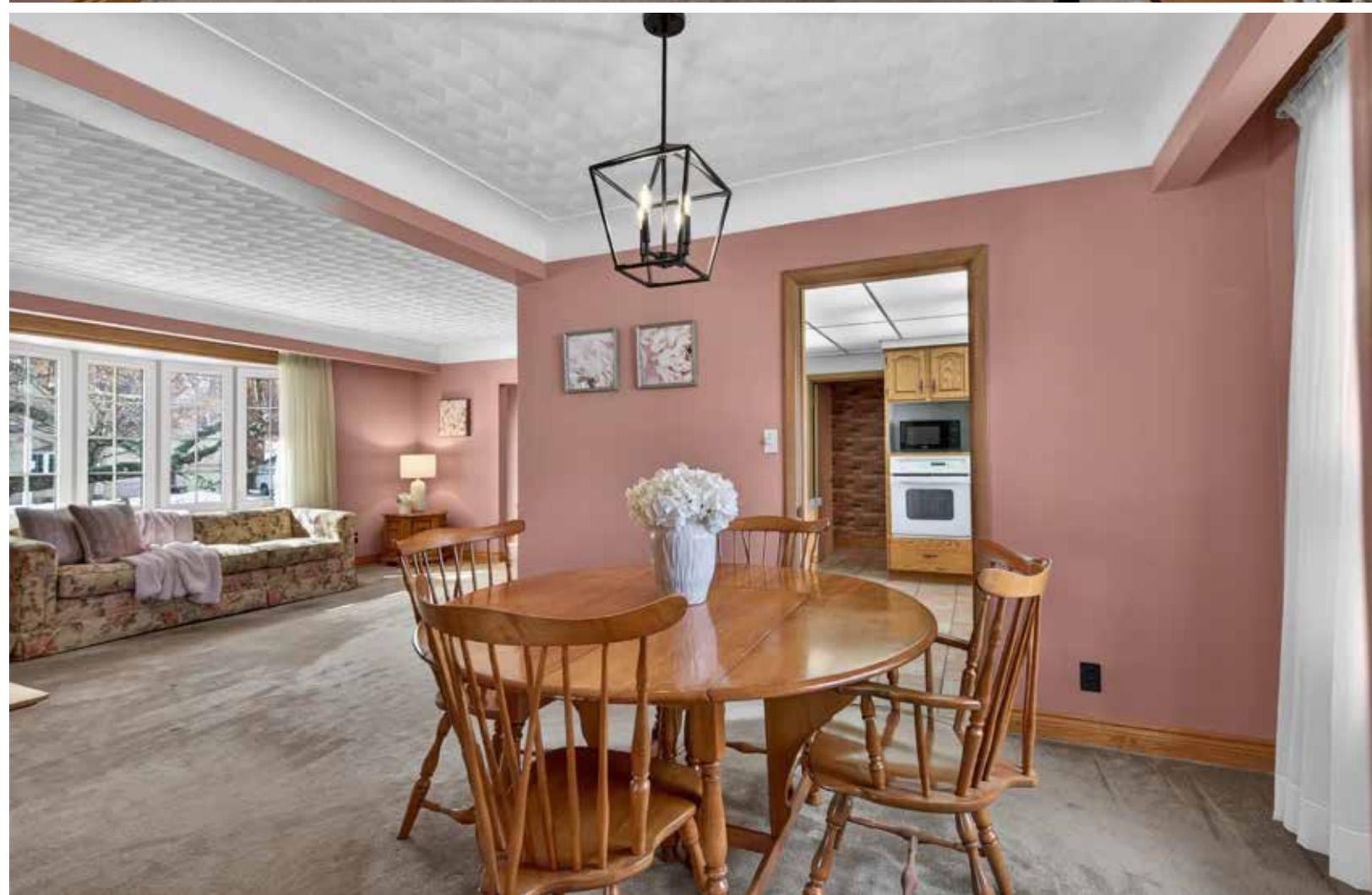
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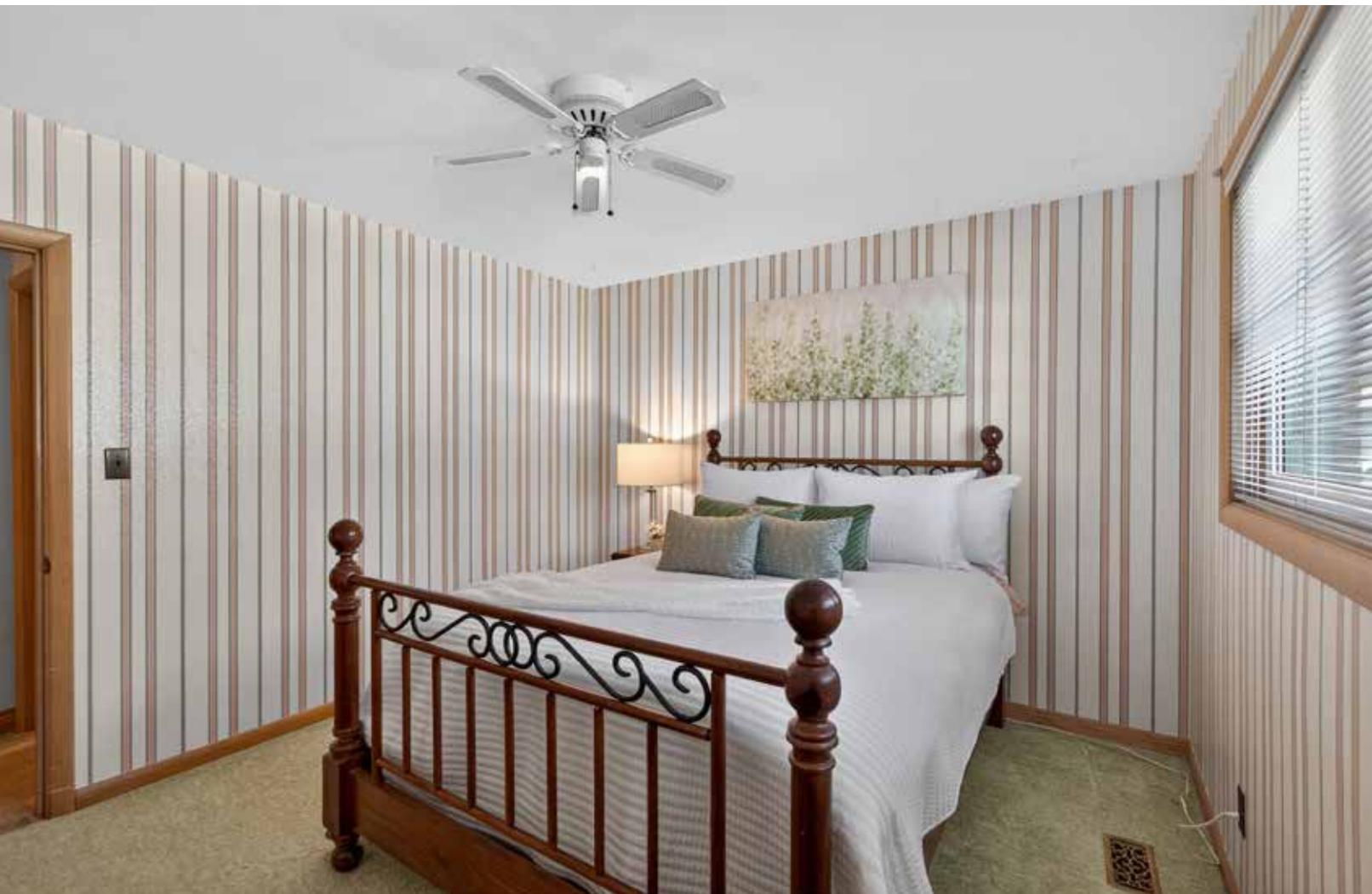




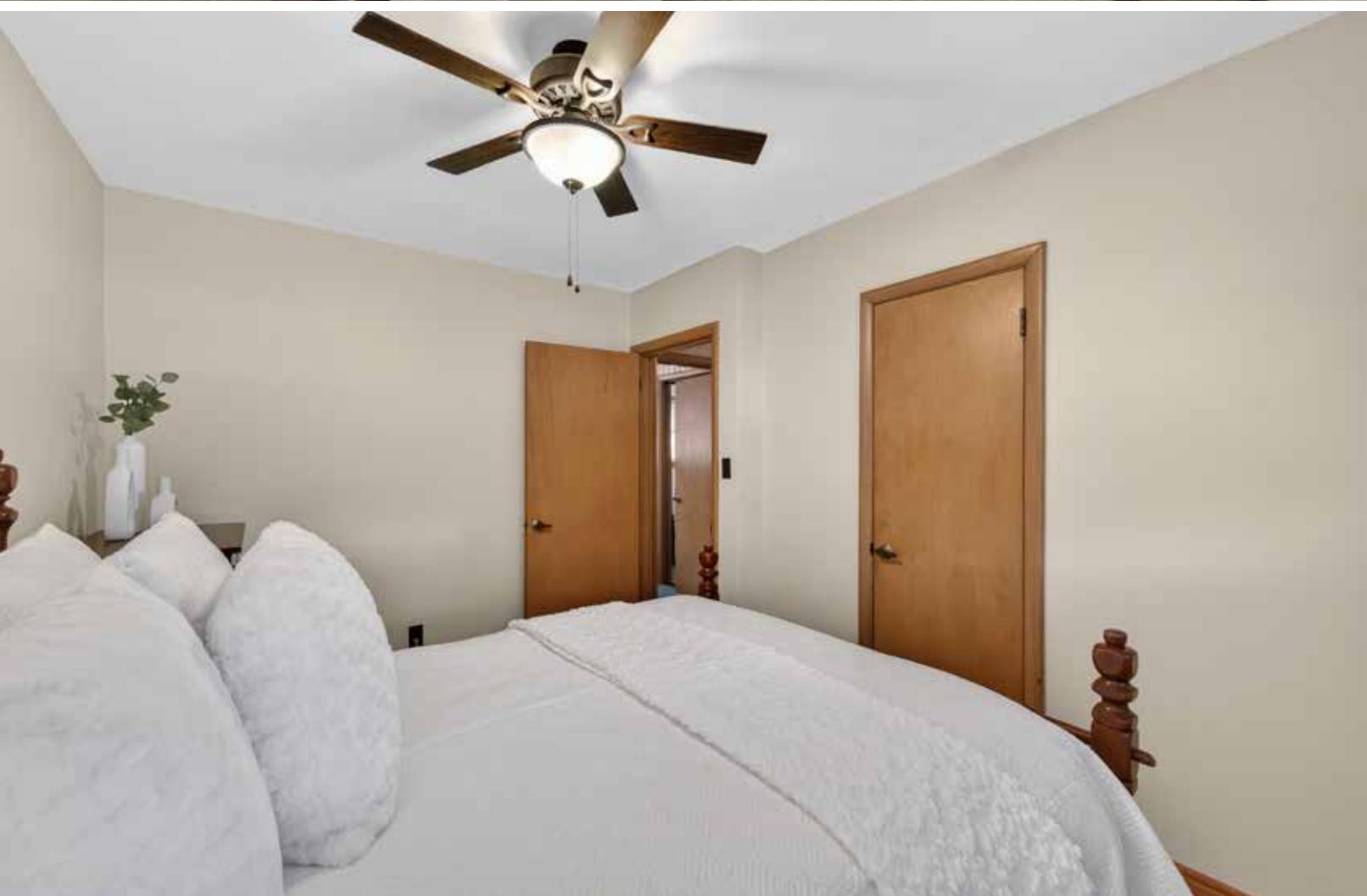












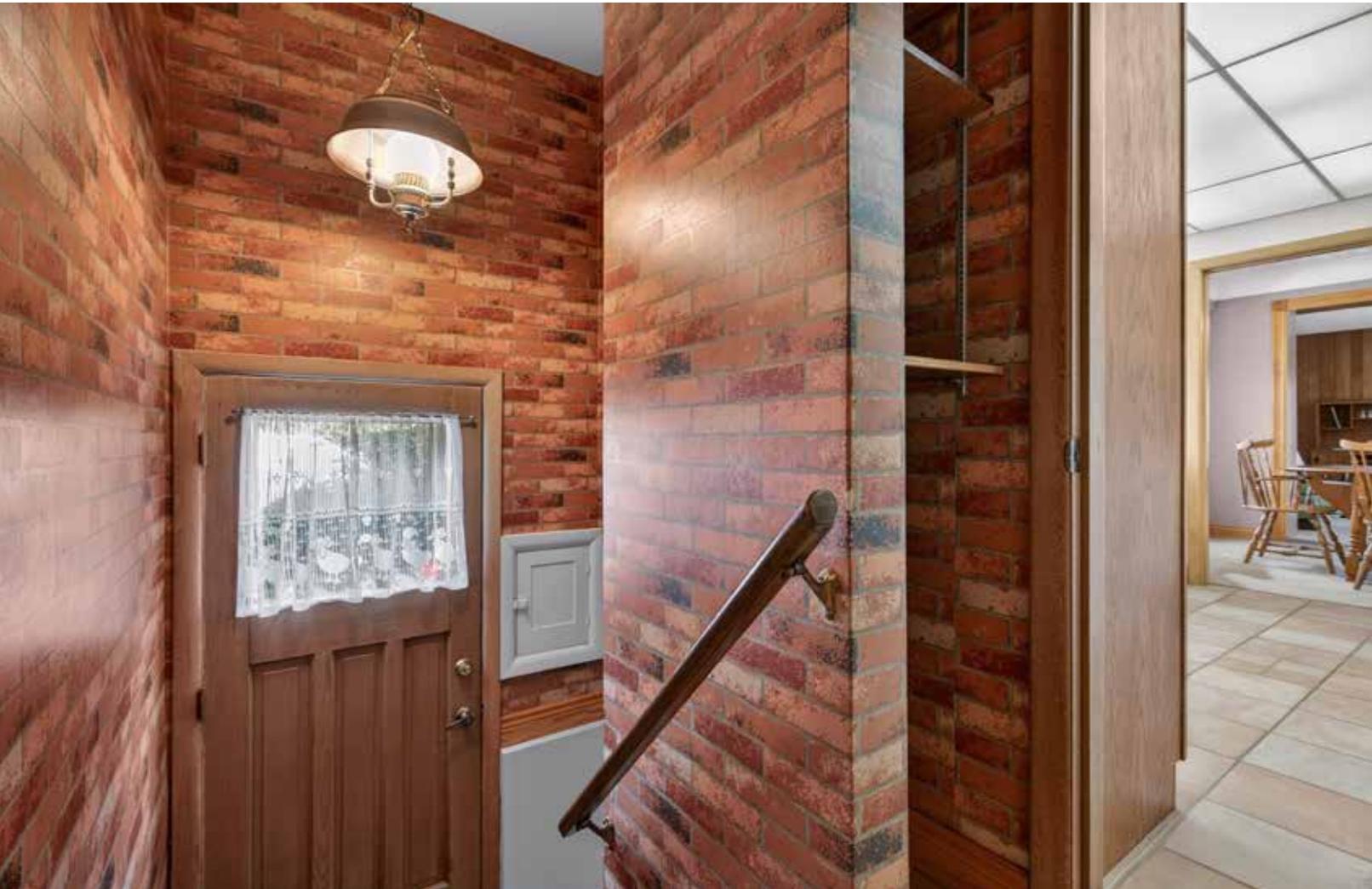






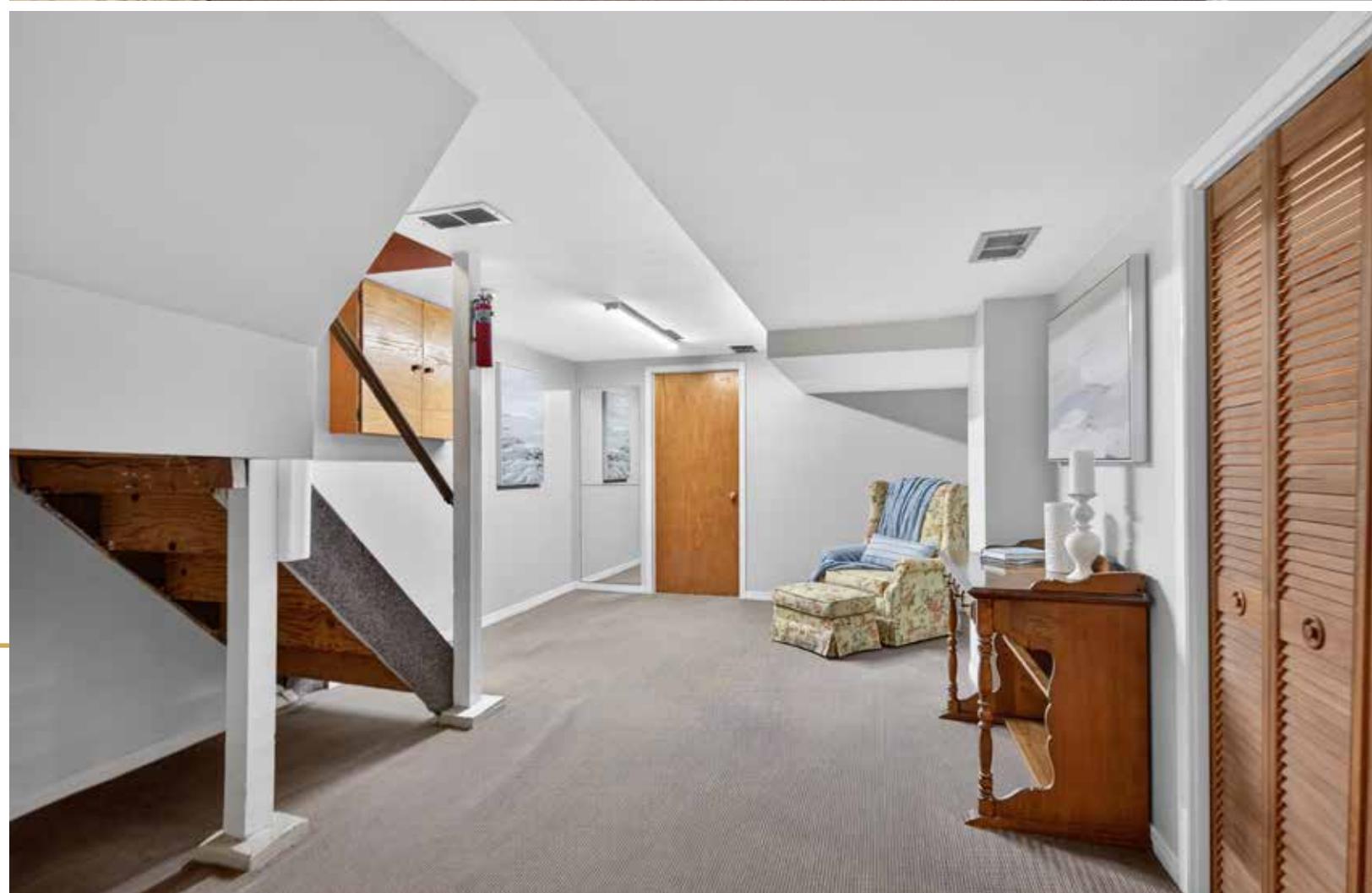
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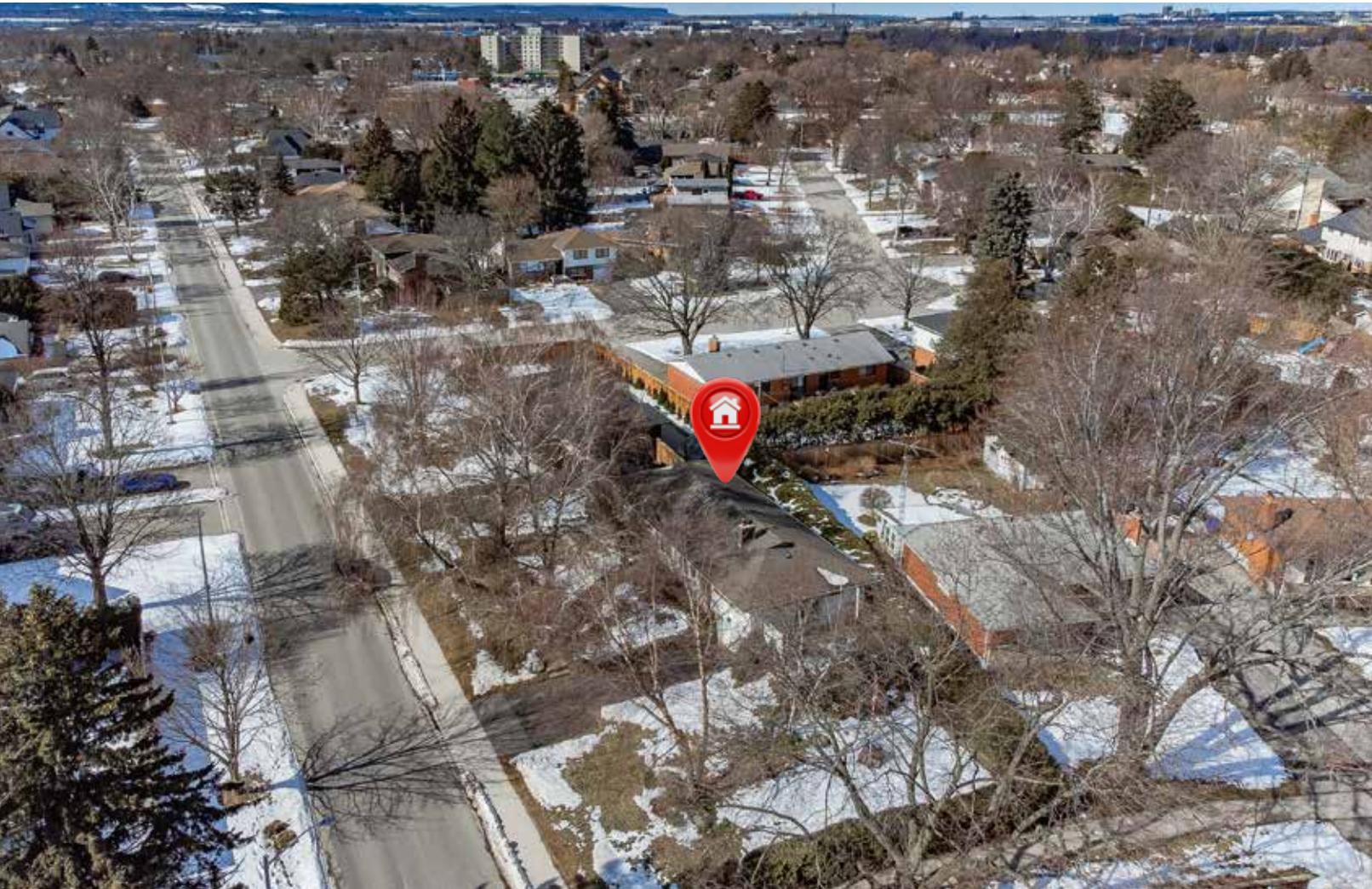


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Eastway Plaza

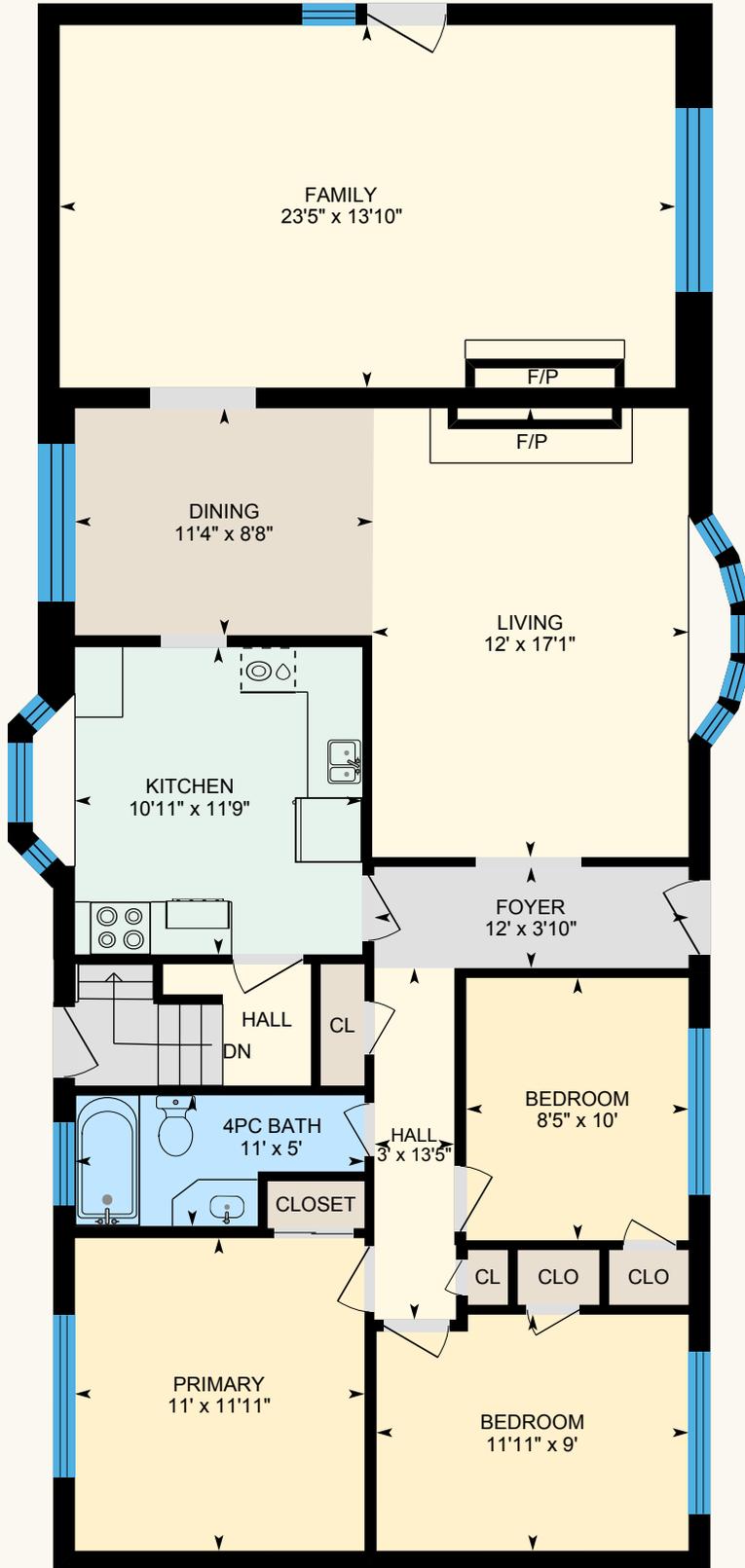


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Floor Plan

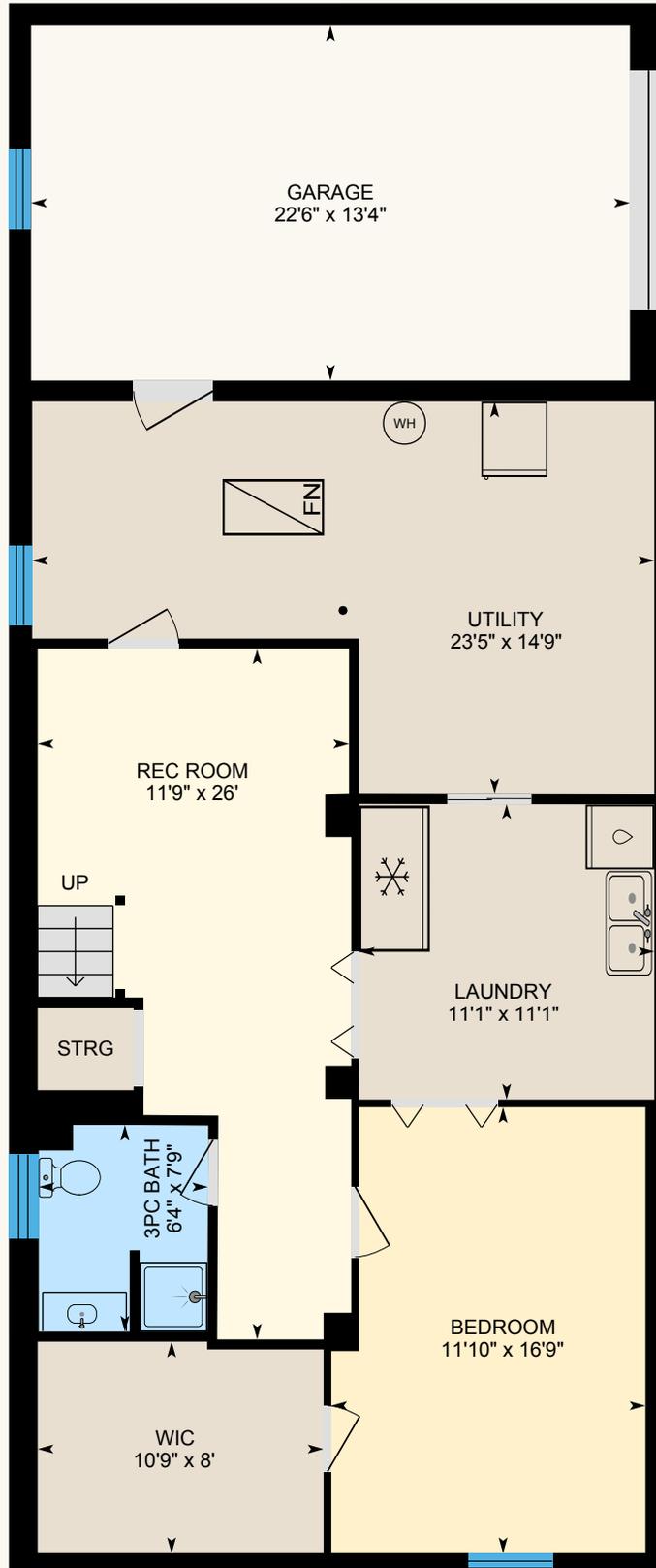
Approx. 1,499 Sq.Ft. Plus Finished Basement

Main Level



Floor Plan

Lower Level



Neighbourhood Report

327 Strathcona, Drive, Burlington

SCHOOLS

With excellent assigned public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Nelson HS

Designated Catchment School
Grades 9 to 12
4181 New St

John T Tuck PS

Designated Catchment School
Grades PK to 8
3365 Spruce Ave

Pineland PS

Designated Catchment School
Grades 2 to 8
5121 Meadowhill Rd

É Élém Renaissance

Designated Catchment School
Grades PK to 6
1226 Lockhart Rd

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

PARKS & REC

This home is located in park heaven, with 3 parks and 28 recreation facilities within a 20 minute walk from this address.



Strathcona Park

376 Belvenia Road



4 mins

Nelson Park

4183 New Street



11 mins

Glen Afton Park

254 Glen Afton Drive



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	1 Track
1 Pool	1 Community Centre
1 Arena	2 Splash Pads
1 Rink	1 Skateboard Park
4 Tennis Courts	1 Sports Court
5 Ball Diamonds	1 BMX Track
5 Sports Fields	2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 3.0 km away, and the nearest street transit stop is a 5 minute walk away.



Nearest Rail Transit Stop

Appleby GO



Nearest Street Level Transit Stop

New At Longmoor



5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 5km.



Joseph Brant Memorial Hospital

1245 North Shore Blvd E



Fire Station

455 Cumberland Avenue



Police Station

1160 North Shore Blvd E

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Property Details

Inclusions: Fridge, built-in oven, cooktop, built-in dishwasher, microwave, all electric light fixtures, all window coverings, washer, fridge and freezer in basement, and awnings

Legal Description: LT 202 , PL 711 ; BURLINGTON

Property Taxes: \$6,325 for 2025

Possession: Flexible

Deposit: 5%

Lot Size: Approximately 125.00 feet X 53.00 feet

Square Footage: Approximately 1,499 plus finished basement

Rental Items: Hot water Tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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