

55 Speers Road Unit #412, Oakville, Ontario L6K 0H9

Listing

55 Speers Rd #412 Oakville

Active / Residential Condo & Other / Condo Apartment

MLS®#: W12210694

List Price: **\$395,000**

New Listing



Halton/Oakville/1014 - QE Queen Elizabeth

Tax Amt/Yr:	\$1,527.38/2025	Transaction:	Sale
SPIS:	No	DOM	1
Legal Level:	4	Legal Unit:	12
Style:	1 Storey/Apt	Rooms Rooms+:	1+0
Fractional Ownership:		BR BR+:	0(0+0)
Assignment:		Baths (F+H):	1 (1+0)
Corp #:	677	SF Range:	0-499
Reg Office:	HSCC	SF Source:	MPAC
Locker:	Owned	Lot Acres:	
Locker Level:	D	Fronting On:	
Locker Unit #:	109	YB/YB Source:	2017/Estimated
Locker #:			
Zoning:	MU4 sp:20		
Cross Street:	Kerr and Speers		
Directions:	Kerr and Speers	Abv Gd Fin Area/Src:	346/MPAC
Prop Mgmt:	Progress Property Management, 289-635-2050		
Status Cert:	No	SqFt Src/Comment:	MPAC
Seller:	Maria van der Vegt & Walter Lazaruk		

Recent: 06/10/2025 : NEW

PIN #:
Additional PIN #:
Holdover: **90**
Possession Type: **Flexible**
Possession Rmks: **Flexible**
Local Improv:
Seasonal Dwelling:
Bldg Name:

ARN #:
Phased Tax Value:

Contact After Exp: **No**
Under Contract Mnthly: **None**
Occupancy: **Vacant**
Possession Date:
Road Access Fee:
Survey Year/Type:
Realtor Sign on Prop: **No**

Kitchens: **1 (1+0)**
Fam Rm: **No**
Basement: **No/None**
Fireplace/Stv: **No**
Interior Feat: **Carpet Free**
Heat: **Gas, Heat Pump**
Apx Age: **6-10**
Sqft Source: **MPAC**
Exposure: **W**
Special Design: **Unknown**
Property Feat:
Waterfront Y/N: **No**
Water Struct:
Under Contract:

Pets Allowed: **Restricted**
Maintenance: **\$341.00**
A/C: **Yes/Central Air**
Central Vac: **No**
Included: **Heating, Water, CAC, Building Insurance, Parking**
Com Elem Inc: **Yes**

Balcony: **Terrace**
Laundry Acc: **In-Suite Laundry, Ensuite**
Exterior: **Concrete**
Gar/Gar Spcs: **Underground/1.0**
Park Type: **Owned**
Drive Pk Spcs: **1.00**
Tot Pk Spcs: **1.00**
Park Lvl/Unit: **D/21**

Waterfront:
Easements/Restr:
Dev Charges Paid:

Waterfront Frontage (M):
HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Rarely offered studio apartment with parking and locker. Trendy Kerr Village! This well lit, bright chic, condo exudes a modern, urban lifestyle and boasts an approximately 145 Sq. Ft. private terrace. Imagine, a private outdoor living space with a western view and a peek of the lake!The sought after Senses Condo by Empire is perfect for commuters, and within easy walking distance to shopping, the GO Station, transit, downtown Oakville and Lake Ontario. Inside, you'll find a contemporary, open concept layout with modern finishes, 9' smooth ceiling, and engineered hardwood. Wall bed and built-ins included. Kitchen with granite counters, backsplash, and under mount sink. Stainless steel appliances include Fridge, Stove, Dishwasher, Microwave. Ensuite Washer and Dryer.Resort Style amenities include concierge, parcel management lockers, security system, 6th floor roof top terrace w/BBQs, indoor pool, large gym with yoga room, sauna, cold plunge pool, pet wash, guest suite and plenty of visitor parking.This unit last rented for \$1,700. Electricity around \$100/mo.412-55 Speers is great for a young professional, student or an investor. This is a great opportunity for a first time buyer to get their foot in the door to homeownership with an oakville address.Make it yours..... today!**

Inclusions: **Terrace furniture, wall bed, all storage units, all electrical light fixtures, curtains and curtain rod, washer/dryer unit, fridge, stove, microwave, and dishwasher**

Exclusions: **None**

Rental Items: **None**

Broker Rmks: **Thank you for showing.**

Offer Rmks: **Offers anytime. Attach schedules B and C.**

Appt/Showing Rmks: **Easy to show but do bring RECO licence, business card, photo ID. Sign in at the lobby and proceed to P1 lobby to access the lock box. See photo on BrokerBay. Parking and Locker are on P4. Turn right as you enter the garage.**

Showing Requirements: **Showing System**

Brokerage Information

Financing: --

Perm to Advertise: **Yes**

Contact After Expired:

No

Buyer Agency Compensation Remarks:

List Brokerage: [ROYAL LEPAGE SIGNATURE REALTY](#)

Phone: **416-205-0355**

List Brkr Addr: **495 WELLINGTON ST W #100, Toronto M5V1G1**

Fax: **416-205-0360**

List Salesperson: [BLAIR ZILKEY, Salesperson](#) 

Phone: **416-705-7050**

Contract Date: **06/10/2025**

Leased Terms:

Last Update: **06/10/2025**

Expiration Date: **10/10/2025**

Original \$: **\$395,000**

CB Comm: **2%**

Prepared By: BLAIR ZILKEY, REALTOR Salesperson

Date Prepared: 06/11/2025

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