

## Exquisite Family Living with Premium Upgrades

Your home search stops here at 28 Aldonschool Court! This beautifully updated 3-bedroom, 4-bathroom home is nestled on a quiet court in the heart of Ajax. With 1700 sqft of above-grade living space, plus a generous 757 sqft professionally finished basement, this home offers premium finishes, modern conveniences and extensive updates throughout. Every detail has been thoughtfully taken care of from major mechanical components like the new roof, furnace, AC, and hot water tank, ensuring energy efficiency and reliability, to elegant upgrades including a designer kitchen and a spa-like primary ensuite. The spacious multi-level layout is perfect for both daily living and entertaining, making this home truly have it all!

### Home Details & Layout

This home spans three levels designed for comfort and functionality:

#### Main Floor Highlights:

- **High Ceilings:** Featuring 9-foot ceilings. The attached garage boasts an 11-foot ceiling.
- **Open Concept Design & Endless Natural Light:** Seamless flow between the living room, dining room and kitchen (multiple large windows).
- **Walk-Out Access:** The living room provides a convenient walk-out to the backyard.
- **Convenience:** Foyer entrance with a generous sized coat closet and an adjacent modern 2-piece bathroom.

#### Second Floor Highlights:

- **Primary Suite:** Massive primary bedroom featuring a huge walk-in closet and newly renovated luxurious 4-piece ensuite bathroom (standalone shower and tub).
- **Secondary Bedrooms:** Two additional spacious bedrooms, both with large closets and windows, plus one has a walk-out private balcony.
- **Functionality:** A second full 4-piece bathroom and a dedicated laundry room are upstairs as well.

#### Finished Basement Highlights:

- **Recreation Space:** A wide open recreation room provides flexible space for a home theatre, gym, or play area.
- **Full Bath:** Includes a 3-piece bathroom.
- **Storage:** Ample storage areas.

### The Neighbourhood: Ajax at Your Fingertips

Nestled on a quiet court, this community combines convenient access to local amenities with nearby access to natural spaces:

- **Recreation & Parks:** Steps away from Lord Durham Park. Only a 3-5 minute walk to the Ajax Community Centre (gym, skating, swimming & newly renovated cricket pitch).
- **Healthcare:** 3-5 minute walk to the Ajax and Pickering Health Centre (Durham Region's main hospital).
- **Commuting:** A short 5-minute drive to the Ajax GO Station and easy access to Highway 401.
- **Natural Beauty:** Approximately a 10-minute walk to the beautiful Ajax Waterfront, a 6 km stretch of parkland along Lake Ontario.
- **Education:** Steps away from Ajax High School and both public & Catholic Elementary schools.
- **Lifestyle:** Enjoy multiple local trails for walking, biking and more.

## Features & Premium Upgrades

### Mechanical & Structure:

- **New furnace** (Goodman 2 Stage with Humidifier), **AC unit**, and **hot water tank** (2023) all owned.
- **New roof** (BP Mystique Shingle), **vents**, and **flashings** (2021).
- **Main water line** upgraded to 1 inch (2025).
- All interior and exterior **water valves** replaced (2025).
- **9-foot ceilings** on the main floor, with an **11-foot ceiling** in the garage for all your storage needs.

### Kitchen & Interior Finishes:

- **New vinyl plank flooring** on main and second floors (2021).
- **Quartz countertops** with a **waterfall** edge (2021).
- **New backsplash** and **undermount** cabinet LED Lighting (2022).

### Bathrooms:

- **New Primary Bathroom** (2024) featuring **custom solid wood** vanity, quartz countertop, **heated floors**, bidet, and **premium Riobel** plumbing fixtures.
- **New Guest Bathroom** (2024) with Riobel plumbing fixtures.
- Powder room **refresh** (2021).

### Doors & Exterior:

- **New front exterior doors** (main and 2nd floor) with built-in blinds (2022).
- Driveway **Sealed** (2023).
- Custom insulated film added to one bedroom's windows for **heat and glare control** (2025).
- Attached garage with **automatic door** opener.