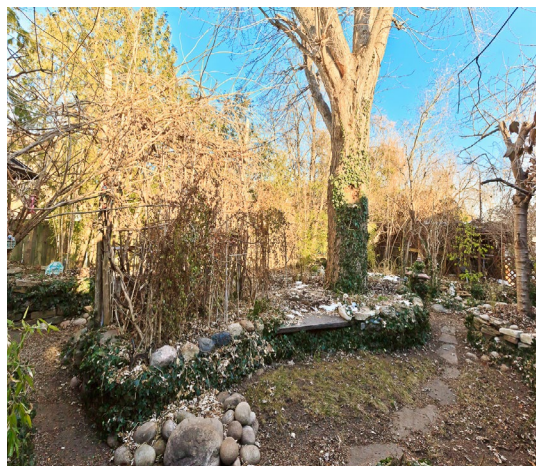


# 1179 SHAMIR CRESCENT

## MISSISSAUGA, ONTARIO



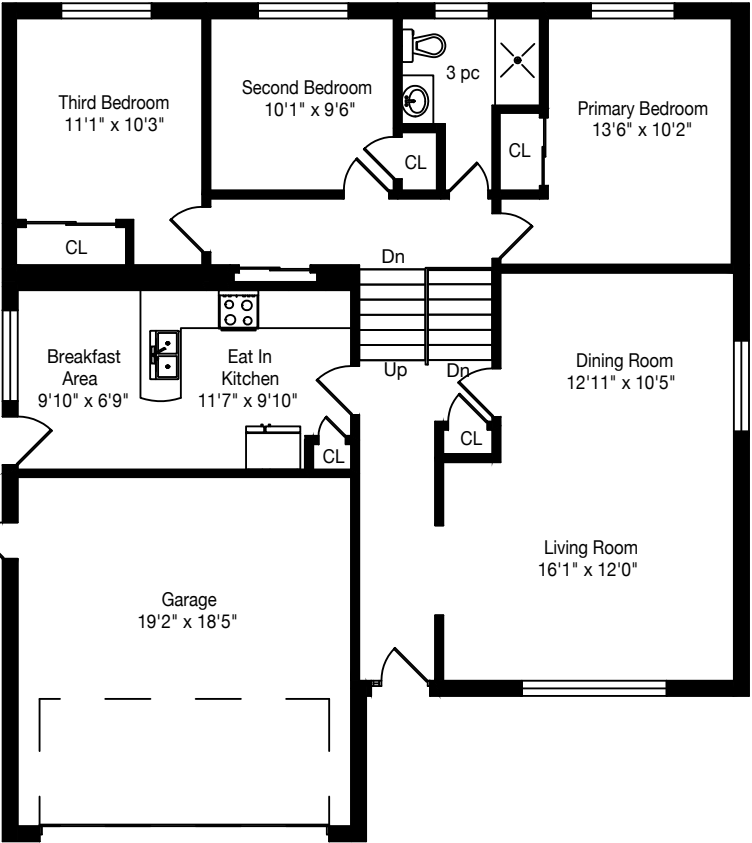


# 1179 SHAMIR CRESCENT | MISSISSAUGA, ONTARIO

Welcome to 1179 Shamir Cres, Mississauga - a fantastic opportunity for this very spacious back-split bungalow in Erindale Woodlands!

### FEATURES:

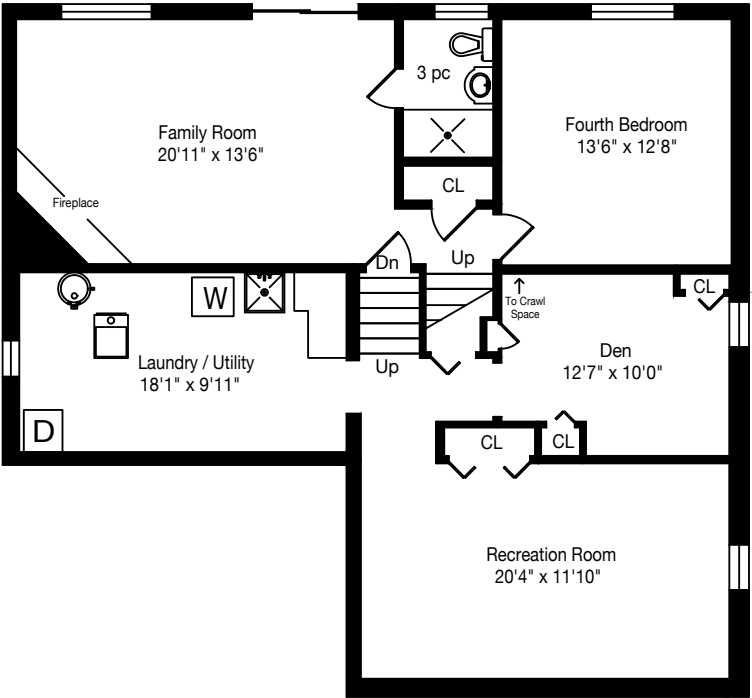
- Brick exterior 3 level back-split bungalow with great bones
- 4 bedrooms, 2 full baths
- 1962 sq ft above grade + 724 sq ft basement
- Wide 51 x 120 foot landscaped lot
- Hardwood under carpet in the living & dining rooms
- Eat-in kitchen with side door walk-out & stainless steel appliances
- Updated 3 piece bath
- Split level design perfect for an in-law suite
- Large family room with wood burning fireplace & walk-out to yard
- Double car garage & total parking for 4 cars
- Metal roof completed in 1998
- Huge basement rec room + bonus room
- Extensively landscaped front and backyard with perennial gardens



Calling all handymen and those with a vision to bring your personal touches to this wonderful detached home in central Mississauga's desirable Credit (Erindale) Woodlands.

Lovingly owned by the same family for 23 years! Situated on a quiet crescent where homes don't come up for sale often. You're just down the street from Ron Lenyk Springfield Park, schools, Erindale Outdoor pool and only 1.5 km to Erindale GO. Grocery/amenities, highways, transit, Credit Valley Golf & Country Club, University of Toronto Mississauga all within the vicinity. Minutes to Square One Shopping Centre, and so much more.

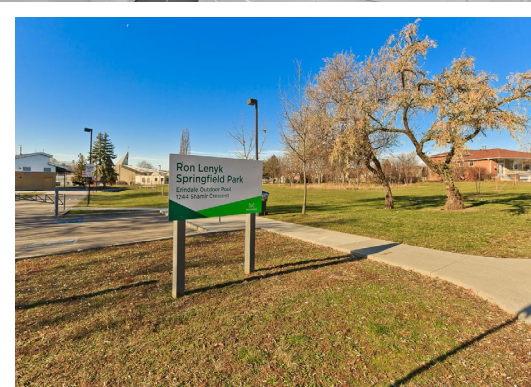
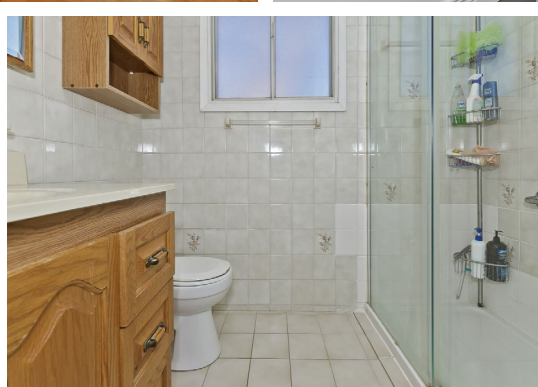
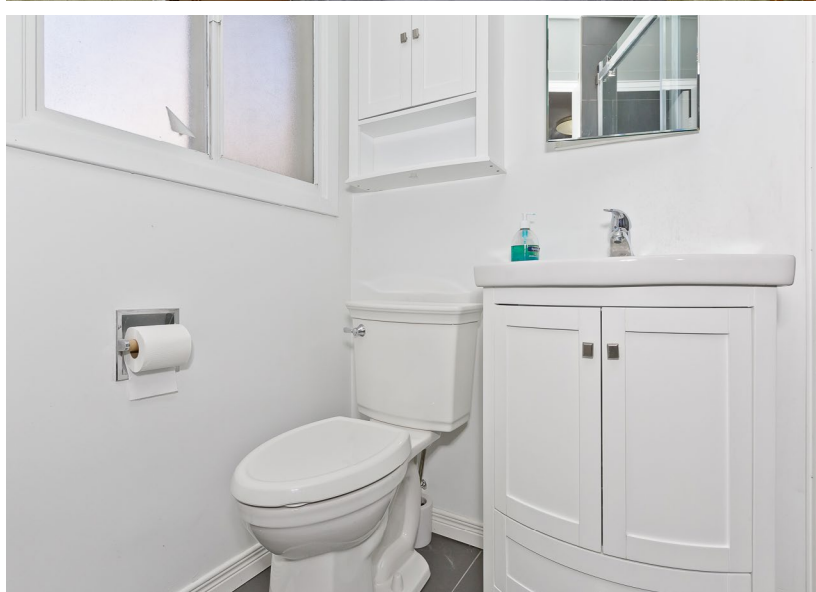
Property taxes - \$5368.12/2020



Total Above Grade - 1952 Sq. ft  
Total Sq. Footage - 2676 Sq.ft







**Tanya Crepulja**

Broker

**Keller Williams Real Estate Associates**

101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

(647) 293-3785 - Direct

(905) 949-8866 - Office

**TC** the **TANYA CREPULJA TEAM**  
keeping it **REAL**

[TCteam.ca](http://TCteam.ca)

All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Realty Solutions, Brokerage. All measurements are approximate.

For additional pictures & property info please visit:

[www.1179ShamirCres.com](http://www.1179ShamirCres.com)

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