

	<b>550 Webb Dr 1505</b> <b>Mississauga</b> Ontario L5B 3Y4 Mississauga City Centre Peel <b>SPIS:</b> N <b>Taxes:</b> \$2,719.07/2025 <b>DOM:</b> 0		<b>List: \$519,000 For: Sale</b>																																																								
	Condo Apt <b>Corp#:</b> PCC / 409 <b>Unit#:</b> 5		Apartment <b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev Unit:</b> A 1x4xFlat <b>Locker Unit#:</b> 119 <b>Level:</b> 14																																																								
	<b>Rms:</b> 7 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 1																																																										
	<b>Zoning:</b> <b>Prop Mgmt:</b> Maple Ridge Community Management Ltd. <b>Dir/Cross St:</b> Burnhamthorpe Rd. W. & Confederation Pkwy. <b>Directions:</b> From Burnhamthorpe Road West, head south on Confederation Parkway, then turn right (west) onto Webb Drive - 550 Webb Drive will be on your left.																																																										
<b>MLS#:</b> W12681184 <b>Possession Remarks:</b> Immediate/TBD <b>Status Cert:</b> N <b>Bldg Name:</b> <b>PIN#:</b> 194090167																																																											
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> MPAC <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdp-Eqp:</b>		<b>Pets Perm:</b> No <b>Locker:</b> Ensuite+Owned <b>Maint:</b> \$746.62 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>		<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned / Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>Pk Spot#:</b> 47 <b>Pk Spot#:</b> 64 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A / A <b>Bldg Amen:</b> <b>Prop Feat:</b> Ensuite Laundry <b>Interior Feat:</b> Other																																																							
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<b>Client Remks:</b> Recently updated and beautifully refreshed, this spacious 2-bedroom + solarium condo combines modern comfort with spectacular, sun-drenched views. The desirable split-bedroom layout offers privacy and function, with each bedroom positioned on opposite sides of the suite - ideal for families, roommates, or anyone craving their own space. A wall of floor-to-ceiling windows floods the open-concept living and dining areas with natural light, framing unobstructed south-facing views of the lake, skyline, and even downtown Toronto on a clear day. The bright solarium is perfect for a home office or cozy reading nook, while the private balcony invites you to unwind and take in the panoramic scenery. Inside, the suite has been thoughtfully refreshed with a neutral palette, updated luxury flooring, lighting, custom blinds, and stylish finishes that create an airy, move-in-ready feel. The generous kitchen features newly purchased stainless steel appliances as well as ample cabinet space and a breakfast area overlooking the city - ideal for casual meals or morning coffee. Set within a well-managed building with resort-style amenities - 24-hour concierge, outdoor pool, tennis court, gym, sauna, and more - residents also enjoy virtually all utilities included in maintenance fees, plus two parking spaces and a locker for added convenience. Perfectly positioned in the heart of Mississauga, just steps from Square One, Celebration Square, parks, top-rated schools, and transit, with easy access to major highways for commuters. Welcome to 550 Webb Drive, Suite 1505 - a stylish, sunlit home that offers space, privacy, and sweeping views in one of Mississauga's most connected communities.																																																											
<b>Inclusions:</b> Stainless steel fridge, stove, b/i microwave with range hood & dishwasher, all window coverings, electric light fixtures, and washer and dryer.																																																											
<b>Listing Contracted With:</b> SUTTON GROUP OLD MILL REALTY INC. <b>Ph:</b> 416-234-2424																																																											