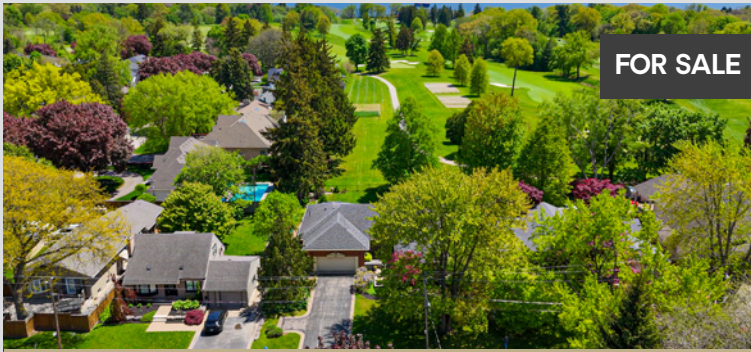




THE ARCADIAN

REALTY TEAM NEWSLETTER

MAY 2025 | Burlington Edition



FOR SALE

456 Townsend Ave Burlington

A rare PREMIUM lot backing onto the golf course in Aldershot's Coveted LaSalle Neighbourhood. Tucked away in the heart of Aldershot, this well-built brick bungalow offers the rare combination of privacy, location and potential. Set on a beautifully landscaped 83x150 ft lot with no rear neighbours as the home backs onto mature trees and the picturesque Burlington Golf & Country Club, offering peaceful views and a seasonal peek-a-boo view of the lake.

3+1 BED | 5 BATH | \$1,999,999



FOR SALE

3030 Breakwater Crt #16 Mississauga

Offered for the first time in over 20 years, this delightful townhome radiates pride of ownership from the moment you step inside with THREE separate entrances! Lovingly maintained by the original owners, every corner of this home exudes warmth and care. Recent updates, including a new furnace (2023), shingles (2024) and A/C installed in 2020, mean you can move in with confidence. It's the perfect place to start your next chapter!

2+1 BED | 3 BATH | \$849,000



FOR SALE

30 Hamilton St South #706 Waterdown

Welcome to "The View". Offering a rare & desirable corner unit, perched on the top floor of Waterdown's most exclusive condominium. This residence offers a perfect blend of affordability, luxury & convenience, along with breathtaking views. Discover a bright and open-concept layout, highlighted by large windows and sliding patio door to your private balcony where you can take in sightlines all the way to Lake Ontario.

1 BED | 1 BATH | \$525,000



FOR SALE

26 Fairleigh Avenue South Hamilton

Welcome to this charming 2.5-storey century home, situated on a spacious lot in the heart of Hamilton. Discover original details such as pocket doors, wood trim, crown moulding and hardwood flooring which give the home its sought-after character. This home offers the charm of a century property with the benefit of valuable updates and is full of potential to take it to the next level. Don't miss out, this home is priced to sell!

4 BED | 1 BATH | 689,900



SOLD

1 Braden Avenue Welland

Unique Legal Triplex in Sought-After Prince Charles Neighbourhood - Live In or Invest! A rare opportunity in the heart of West-End Welland! This beautifully maintained legal side-split triplex sits on an expansive 80 x 118 lot and offers flexibility for homeowners and investors alike. With two fully renovated units (2023) already occupied by excellent tenants, and a vacant STUNNING main-floor unit, you can choose to move in yourself or secure another tenant to complete this high-performing income property.

5 BED | 3 BATH | \$785,000

Have questions about your neighbourhood market? We are here to help!

admin@arcadianrealty.ca | www.arcadianrealtyteam.ca | 9-209, Speers Rd, Oakville, ON

CENTURY 21.
Miller Real Estate Ltd.
BROKERAGE



YOUR MARKET REPORT

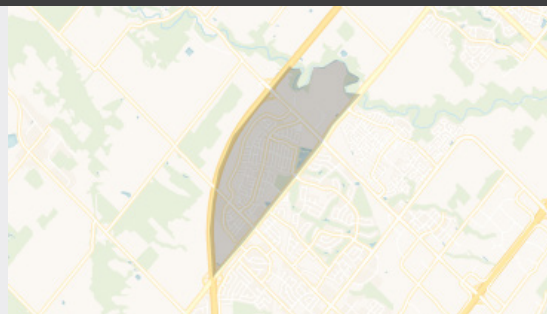
DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Aldershot South	10	\$1,345,650
Shoreacres	9	\$1,645,485
Central	8	\$1,244,813
Elizabeth Gardens	7	\$1,199,071
Brant Hills	7	\$1,286,096
Longmoor	6	\$1,224,333
Dynes	6	\$1,173,067
Orchard	4	\$1,473,800
Mountainside	4	\$1,078,750
North Burlington	4	\$2,756,250
Headon Forest	4	\$1,188,750
Pinedale	4	\$1,312,500
Aldershot West	3	\$1,483,300
Alton Central	3	\$1,533,333
Millcroft	2	\$2,076,500
Maple	2	\$1,960,000
Roseland	2	\$3,975,000
Aldershot Central	2	\$784,500
Tansley	1	\$560,000
Alton West	1	\$1,280,000
Tyandaga	1	\$2,333,000
Aldershot East	1	\$1,150,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Maple	9	\$884,444
Headon Forest	6	\$743,658
Central	6	\$1,289,900
Brant Hills	6	\$786,491
Dynes	5	\$722,000
Plains	4	\$760,250
Tyandaga	4	\$2,333,000
Millcroft	3	\$964,333
Palmer	3	\$958,750
Aldershot West	3	\$711,000
Pinedale	3	\$862,833
Aldershot South	3	\$646,667
Orchard	3	\$838,333
Mountainside	3	\$633,667
Corporate	3	\$789,000
Tansley	3	\$871,000
Elizabeth Gardens	2	\$747,500
Alton West	2	\$883,000
Alton Central	2	\$729,250
Longmoor	1	\$880,000
Roseland	1	\$875,000
Aldershot Central	1	\$440,000

NEIGHBOURHOOD GUIDE: ALTON



NEIGHBOURHOOD VIBE

A vibrant and diverse community with a mix of families and professionals.



COMMUNITY CANVAS

A dynamic population with a mix of different ethnicities and a strong sense of community.



PROPERTY PULSE

Detached homes, townhomes, and condos with modern finishes and attractive features.



WHAT YOU'LL LOVE

Great schools, parks, and easy access to commuter highways.

Alton has a dynamic population, and is popular with families with kids under 5, families with kids aged 5 to 9, families with teens, people in their 30s, and people in their 40s. Alton, or Alton Village, is a newer neighbourhood in north Burlington. Homes are a mix of detached, townhomes, and condominiums, and residents enjoy easy access to commuter highways.

People & Families in Alton

Families with kids make up 68% of households in Alton, while couples without children make up 16% of households and 10% of households are one person living alone. People in Alton come from 117 different ethnic origins, and 42% are first-generation immigrants, while 31% are second-generation immigrants.

Having Fun in Alton

Fun is easy to find at the parks here. Parks in this neighbourhood feature playgrounds for kids, sports parks, and dog parks. There are 4 parks in this neighbourhood, with 25 recreational facilities in total. The average number of facilities per park is 6.

Neighbourhood Households

3,115

Number of Parks

4

Neighbourhood Population

10,637

Number of Recreation Facilities

25

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