



THE ARCADIAN

REALTY TEAM NEWSLETTER

MAY 2025 | GTA Edition



FOR SALE

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

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.



FOR SALE

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

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!



FOR SALE

1 BED | 1 BATH | \$525,000

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.



FOR SALE

4 BED | 1 BATH | 689,900

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!



SOLD

5 BED | 3 BATH | \$785,000

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.

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

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CENTURY 21.
Miller Real Estate Ltd.
BROKERAGE



YOUR MARKET REPORT

MLS Sales Activity

Statistics Provided by the Toronto Regional Real Estate Board

APRIL 2025	Units 5,601	Avg. Price \$1,107,463
APRIL 2024	Units 7,302	Avg. Price \$1,155,219

-4.1% \$1,107,463	YEAR-OVER-YEAR AVERAGE SALE PRICE
-23.3% 5,601	YEAR-OVER-YEAR NUMBER OF SALES
31.6% 25	YEAR-OVER-YEAR AVERAGE DAYS ON MARKET

Detached	Sales	Avg. Price
416	728	\$1,700,710
905	1,828	\$1,324,280
Townhouse	Sales	Avg. Price
416	205	\$1,018,449
905	778	\$884,746

Semi-Detached	Sales	Avg. Price
416	253	\$1,266,322
905	312	\$944,934
Condo Apartment	Sales	Avg. Price
416	925	\$710,724
905	505	\$618,196

NEIGHBOURHOOD GUIDE: SOUTHDOWN



NEIGHBOURHOOD VIBE

A close-knit, inclusive, and family-friendly neighbourhood.



COMMUNITY CANVAS

A vibrant mix of families, young professionals, and immigrants from various ethnic backgrounds.



PROPERTY PULSE

Mostly detached and semi-detached homes, with older homes and attractive features like basements.



WHAT YOU'LL LOVE

Great schools, parks with dog-friendly areas, and a convenient location near amenities.

This neighbourhood has a consistent population, and is popular with families with teens, people in their 20s, people in their 40s, and people in their 50s. The Southdown area is in Mississauga's southwest corner. It is an area of industry and employment, including a cement plant, petroleum storage facilities, and a wastewater treatment centre. Reviews of zoning policies and urban design, including the importance of lakefront park development, are ongoing for this area.

People & Families in Southdown

Families with kids make up 53% of households in this neighbourhood, while couples without children make up 23% of households and 20% of households are one person living alone. People in this neighbourhood come from 26 different ethnic origins, and 43% are first-generation immigrants, while 38% are second-generation immigrants.

Having Fun in Southdown

Fun is easy to find at the parks here. Parks in Southdown feature dog parks. There are 2 parks in Southdown, with 8 recreational facilities in total. The average number of facilities per park is 4.

Neighbourhood
Households

150

Number of
Parks

2

Neighbourhood
Population

427

Number of
Recreation Facilities

8

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