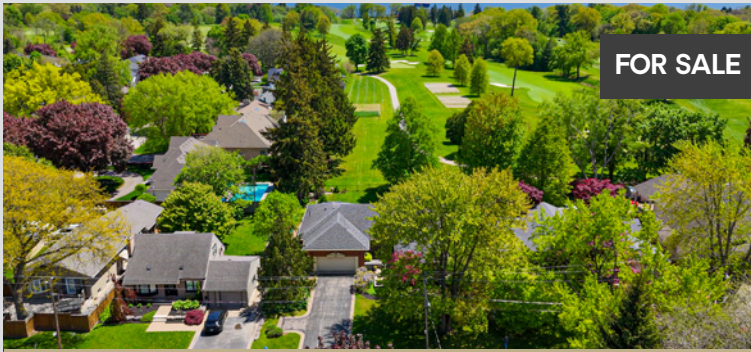




THE ARCADIAN

REALTY TEAM NEWSLETTER

MAY 2025 | Oakville 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!

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CENTURY 21.
Miller Real Estate Ltd.



YOUR MARKET REPORT

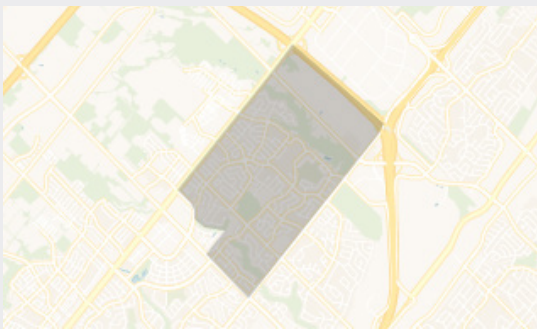
DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
West Oak Trails	7	\$2,068,222
Glen Abbey	7	\$2,112,143
Bronte	6	\$1,990,083
River Oaks	5	\$1,769,000
Westmount	4	\$1,736,975
Southwest	3	\$2,795,000
Morrison	3	\$3,870,000
West	2	\$1,302,500
Bronte Creek	2	\$1,900,000
Falgarwood	2	\$1,268,500
Central	1	\$1,450,000
Joshua Creek	1	\$2,230,000
College Park	1	\$1,820,000
Joshua Meadows	1	\$1,490,000
Clearview	1	\$1,450,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Bronte	7	\$1,156,786
Glenorchy	5	\$859,560
Glen Abbey	4	\$957,250
West Oak Trails	4	\$1,092,125
Westmount	4	\$938,375
College Park	4	\$661,625
River Oaks	3	\$994,667
Old Oakville	3	\$807,467
Falgarwood	2	\$690,000
Central	2	\$734,000
Bronte Creek	2	\$1,047,500
Rural Oakville	2	\$520,000
Joshua Meadows	2	\$1,050,000
Wedgewood Creek	1	\$1,130,000
Joshua Creek	1	\$860,000

NEIGHBOURHOOD GUIDE: IROQUOIS RIDGE NORTH



NEIGHBOURHOOD VIBE

A young family-oriented neighbourhood with excellent schools, parks, and access to major highways.



COMMUNITY CANVAS

A community of families with children, second-generation immigrants, and professionals in various industries.



PROPERTY PULSE

Mainly 2-storey single detached homes, townhomes, with open concept layouts, hardwood floors, and walk-in closets.



WHAT YOU'LL LOVE

The abundance of parks, trails, and green spaces, along with top-rated schools and convenient shopping areas.

This neighbourhood has a consistent population, is higher income, and is popular with families with kids aged 5 to 9, families with teens, people in their 40s, and people in their 50s. Iroquois Ridge North, also known as Wedgewood Creek, is a young family-oriented neighbourhood in northeastern Oakville. Development of this area took place in the 1980s, with some more recent builds. The area has very good access to all major highways. Housing is mainly 2-storey single detached homes, as well as townhomes. The area has trails and plenty of green spaces and parks, as well as shopping areas in the northwest corner and at Eighth Line and Upper Middle Rd.

People & Families in Iroquois Ridge North

Families with kids make up 68% of households in Iroquois Ridge North, while couples without children make up 18% of households and 9% of households are one person living alone. People in this neighbourhood come from 128 different ethnic origins, and 45% are first-generation immigrants, while 31% are second-generation immigrants.

Having Fun in Iroquois Ridge North

Fun is easy to find at the many parks & rec facilities here. Parks in Iroquois Ridge North feature playgrounds for kids, sports parks, and skating. There are 15 parks in this neighbourhood, with 54 recreational facilities in total. The average number of facilities per park is 3.

Neighbourhood Households

5,430

Neighbourhood Population

18,516

Number of Parks

15

Number of Recreation Facilities

54

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