

THE ARCADIAN

REALTY TEAM NEWSLETTER

JUNE 2026 | Oakville Edition



FOR SALE

5548 Linwell Cres Oakville

Beautifully upgraded freehold 3-bedroom, 3-bath townhome in sought-after Churchill Meadows, featuring an open-concept layout, hardwood floors, gas fireplace, upgraded kitchen, spacious fenced backyard, and recent updates including a new driveway, stone-effect porch, furnace, and humidifier. Situated on an over 100-foot deep lot in a "Park Heaven" location close to top amenities, parks, trails, schools, shopping, transit, Streetsville GO, and major highways.

3 BED | 2+1 BATH | \$875,000



NEW PRICE

1401 Plains Road E #87 Burlington

Exceptional Branhaven executive end-unit townhome, privately set within an upscale, beautifully landscaped complex just steps from downtown, the lake, restaurants, shopping, and effortless GO Station and highway access, with a bright end-unit layout that floods the home with natural light. Featuring a magazine-worthy main level, three bedrooms, stylish updates throughout, smart-home enhancements, and a move-in-ready interior.

3 BED | 1+1 BATH | 735,000



FOR SALE

2142 Meadowglen Dr Oakville

Located on a quiet, family-friendly street in Westmount, this beautifully updated home offers over 2,600 sq. ft. above grade on a premium lot, featuring bright open-concept living spaces, a renovated kitchen, and a cozy family room with a gas fireplace. The upper level includes a spacious primary suite with ensuite, three additional bedrooms, and a Jack-and-Jill bathroom, while the fully finished lower level adds a wet bar and flexible space for a gym, office, or media room.

4 BED | 3+2 BATH | \$1,475,000



NEW PRICE

20 Speers Road #304 Oakville

Nestled between Sixteen Mile Creek and vibrant Kerr Village, this spacious 731 sq. ft. condo offers a rare blend of nature, convenience, and urban living just minutes from the GO Station, QEW, downtown Oakville, and the lake. The bright open-concept layout features a cozy gas fireplace, private balcony, new bedroom flooring, and an upgraded 2022 heating/cooling system for year-round comfort. With underground parking, a storage locker, and everyday essentials nearby.

1 BED | 1 BATH | \$400,000



SOLD

2325 Stone Glen Crescent Oakville

An executive end-unit townhome in Westmount featuring a rare double-car garage with EV charger, a double-wide driveway, and a beautifully maintained, light-filled interior with 9 ft ceilings, hardwood floors, a quartz kitchen, four spacious bedrooms, and a finished basement with full bathroom. With a private backyard oasis, exceptional walkability to parks, trails, plazas, transit, Oakville Trafalgar Memorial Hospital, and top-rated schools.

4 BED | 3+1 BATH | 1,225,000



SOLD

418 Southland Crescent Oakville

4-bedroom family home on a premium mature lot in one of South Oakville's most sought-after crescents, featuring a stunning sun-filled kitchen, hardwood floors, spacious living areas, finished basement, and thoughtful updates throughout. Backing onto a private, Muskoka-like backyard oasis and located near Coronation Park, the lake, Bronte Village, top schools, trails, GO Transit, and highways, this turnkey home offers a blend of character, comfort, and location.

4 BED | 2+1 BATH

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

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YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
West	33	\$1,780,572
River Oaks	22	\$1,616,783
Bronte	16	\$1,787,031
Glen Abbey	13	\$1,709,960
Glenorchy	13	\$1,800,154
Westmount	13	\$1,587,077
Old Oakville	9	\$3,600,667
Ford	8	\$2,187,875
Morrison	8	\$3,425,038
Falgarwood	7	\$1,467,686
Southwest	7	\$3,140,571
Bronte Creek	5	\$1,700,900
College Park	5	\$1,180,578
Joshua Creek	5	\$2,171,700
West Oak Trails	5	\$1,781,600
Wedgewood Creek	3	\$1,416,667
Clearview	2	\$1,536,000
Central	1	\$1,650,000
Joshua Meadows	1	\$1,360,000
Northwest	1	\$1,700,000

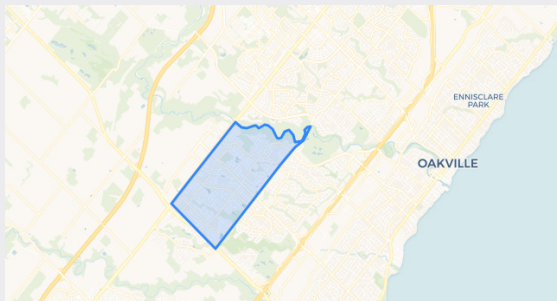
SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Westmount	9	\$1,110,778
Glenorchy	8	\$972,638
River Oaks	6	\$995,083
West Oak Trails	5	\$924,000
Glen Abbey	4	\$1,106,750
Bronte	3	\$1,526,667
College Park	3	\$833,667
Joshua Meadows	3	\$1,004,333
Old Oakville	3	\$2,780,000
Bronte Creek	2	\$1,507,450
Central	2	\$1,227,000
West	2	\$1,850,000
Clearview	1	\$1,160,000
Wedgewood Creek	1	\$838,000

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BROKERAGE

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NEIGHBOURHOOD GUIDE: WEST OAK TRAILS



NEIGHBOURHOOD VIBE

A family-friendly neighbourhood with beautiful trails, green spaces, and a close-knit community.



COMMUNITY CANVAS

A diverse community with residents from 150 different ethnic origins, including many first and second-generation immigrants.



PROPERTY PULSE

Mostly 2-storey single-detached homes, with townhomes and some semi-detached homes. Spacious and upgraded interiors.



WHAT YOU'LL LOVE

Access to highways 407 and 403, great schools, and a variety of parks and recreational facilities.

The West Oak Trails neighbourhood is in northwest Oakville, with Sixteen Mile Creek as its eastern boundary. The area features many trails, green spaces, and forested areas. Development of this area is fairly new, having started in the mid-1990s. Housing is mainly 2-storey, single-detached homes, as well as townhomes. West Oak Trails offers easy access to both Highways 407 and 403. Westmount is another area in West Oak Trails and is one of the newer planned neighbourhoods, with development beginning in the mid-1990s, and ongoing. Housing is mainly large, single detached homes, with some townhomes and semi-detached homes, and there are a number of schools, green spaces, and trails.

People & Families in West Oak Trails

Families with kids make up 71% of households in this neighbourhood, while couples without children make up 16% of households and 9% of households are one person living alone. People in West Oak Trails come from 150 different ethnic origins, and 43% are first-generation immigrants, while 30% are second-generation immigrants.

Having Fun in West Oak Trails

Fun is easy to find at the many parks & rec facilities here. Parks in this neighbourhood feature playgrounds for kids, sports parks, and skating. There are 25 parks in this neighbourhood, with 70 recreational facilities in total. The average number of facilities per park is 2.

Neighbourhood Households	Neighbourhood Population
9,370	31,686
Number of Parks	Number of Recreational Facilities
25	70



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