

THE ARCADIAN

REALTY TEAM NEWSLETTER

JULY 2026 | Oakville Edition



JUST LISTED

4 BED | 2 BATH | \$1,325,000

2225 Wyandotte Drive Oakville

Welcome to 2225 Wyandotte Drive, a West Oakville home offering a private "cottage in the city" feel with a three-season sunroom, an updated heated saltwater pool, and an expansive backyard. Featuring a newly painted interior with updated kitchen appliances, a fully finished lower level, and close proximity to QE Park Community Centre and Bronte GO Station, this property delivers the ideal balance of indoor comfort and outdoor space.



NEW LISTING

4 BED | 4+1 BATH | 989,900

282 Carrington Drive Guelph

A fully finished 2 1/2 storey detached home in Guelph's Kortright West offering over 2,300 sq ft of living space, two primary suites with private ensuite baths, and a lower-level walk-out with a second kitchen ideal for multi-generational living or income potential. Situated on a private lot backing onto greenspace, this versatile home features a private rooftop deck, double-car garage, and convenient access to Rickson Ridge Public School, the University of Guelph, and Highway 401.



FOR SALE

3 BED | 1+1 BATH | \$735,000

1401 Plains Road E Unit #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.



NEW PRICE

1 BED | 1 BATH | \$392,000

20 Speers Road #304 Oakville

SELLER WILL PAY 6 MONTHS OF CONDO FEES UPON CLOSING! At 731 sq ft, the space is noticeably larger than many newer one-bedroom units. Nestled between Sixteen Mile Creek and the vibrant Kerr Village, this spacious condo offers a rare blend of nature, walkability, and downtown convenience. Just a 10-minute walk to Oakville GO Station and minutes to the QEW.



COMING SOON

3 BED | 2+2 BATH

6 Mays Crescent Waterdown

Located steps from downtown Waterdown's shops and trails, 6 Mays Crescent features a bright, open main floor complete with a chef's kitchen, dedicated office, family room with a fireplace, and multiple backyard walkouts. The upper level offers three bedrooms including a primary ensuite, while the newly finished basement adds a Dolby Atmos home theatre, gym area, and side entrance. Outside, the fully landscaped 59x150 ft lot boasts a saltwater pool, pergola-covered dining area, smart irrigation, and a custom tree house.

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
Bronte	22	\$1,794,556
Glen Abbey	17	\$1,805,324
West	17	\$1,428,765
River Oaks	16	\$1,528,125
Glenorchy	14	\$1,729,728
Ford	12	\$2,100,522
Westmount	12	\$1,657,458
Joshua Creek	9	\$1,890,056
College Park	7	\$1,597,429
Bronte Creek	5	\$1,722,960
Morrison	5	\$3,613,689
Old Oakville	5	\$1,886,000
West Oak Trails	5	\$1,462,600
Central	4	\$1,815,000
Clearview	4	\$1,648,500
Joshua Meadows	4	\$1,787,500
Falgarwood	3	\$1,496,667
Southwest	3	\$2,726,667
Wedgewood Creek	3	\$1,820,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Glenorchy	10	\$977,900
Westmount	7	\$1,102,643
River Oaks	6	\$1,030,750
Joshua Creek	5	\$1,260,540
Bronte Creek	4	\$1,132,625
West Oak Trails	4	\$982,000
Bronte	3	\$1,321,667
Falgarwood	3	\$896,000
Glen Abbey	3	\$1,026,667
Joshua Meadows	2	\$798,500
Wedgewood Creek	2	\$844,500
Central	1	\$2,240,000
College Park	1	\$855,000
Clearview	1	\$1,196,000
Northwest	1	\$950,000
Old Oakville	1	\$2,950,000

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BROKERAGE

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SOLD

5548 Linwell Place

Mississauga

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



SOLD

2142 Meadowglen Drive

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



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