

THE ARCADIAN

REALTY TEAM NEWSLETTER

AUGUST 2026 | Burlington Edition



PRICE CHANGE

282 Carrington Drive Guelph

Welcome to 282 Carrington Dr., 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.

4 BED | 4+1 BATH | \$969,900



FOR SALE

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.

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



FOR SALE

20 Speers Road Suite 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 QEV.

1 BED | 1 BATH | \$392,000



SOLD

934 Danforth Avenue Burlington

Located steps from the lake in Southwest Aldershot, this turnkey bungalow features an updated chef's kitchen, a primary suite, and a fully finished lower level with two additional bedrooms. Highlights include a custom three-season sunroom with its own heating and cooling system, set on a professionally landscaped 85 x 103 ft lot.

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



SOLD

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.

3 BED | 2+2 BATH | \$1,625,000



SOLD

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.

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

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
Appleby	20	\$1,212,765
LaSalle	16	\$1,606,813
Brant Hills	14	\$1,166,029
Roseland	14	\$1,918,893
Brant	13	\$1,186,115
Headon	13	\$1,197,154
Shoreacres	13	\$1,628,465
Mountainside	12	\$958,725
Tyandaga	10	\$1,647,167
Palmer	9	\$1,064,222
Rural Burlington	9	\$1,778,222
Alton	7	\$1,489,486
Orchard	6	\$1,344,333
Rose	4	\$1,442,000
Tansley	3	\$1,218,333
Bayview	2	\$1,916,000
Grindstone	2	\$1,540,500
Freeman	1	\$758,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Brant Hills	6	\$781,083
Uptown	5	\$868,000
Orchard	4	\$970,000
Appleby	3	\$828,333
Freeman	3	\$847,900
Alton	2	\$938,750
Brant	2	\$940,000
Mountainside	2	\$635,000
Rose	1	\$950,000
Rural Burlington	1	\$2,900,000
Shoreacres	1	\$830,000
Tyandaga	1	\$922,000

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BROKERAGE

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NEIGHBOURHOOD GUIDE: LASALLE



NEIGHBOURHOOD VIBE

A charming lakeside community with a mix of older homes and a consistent population.



COMMUNITY CANVAS

A diverse community with residents of various ethnic origins and a mix of age groups.



PROPERTY PULSE

Homes in LaSalle feature stainless steel appliances, quartz countertops, and hardwood floors.



WHAT YOU'LL LOVE

Enjoy the beautiful parks, trails, and golf course in this family-friendly neighbourhood.

LaSalle has a consistent population, and is popular with people in their 20s, people in their 40s, people in their 50s, and people in their 60s. LaSalle, also known as Aldershot, is a community in the west end of Burlington, Ontario. Located on the shore of Burlington Bay of Lake Ontario, it is a former unincorporated village that was previously a part of East Flamborough Township until it was annexed by the city of Burlington in 1962. There are numerous beautiful parks and trails in addition to the Burlington Golf and Country Club.

People & Families in LaSalle

Families with kids make up 40% of households in LaSalle, while couples without children make up 30% of households and 25% of households are one person living alone. People in this neighbourhood come from 97 different ethnic origins, and 23% are first-generation immigrants, while 24% are second-generation immigrants.

Having Fun in LaSalle

Fun is easy to find at the many parks & rec facilities here. Parks in this neighbourhood feature playgrounds for kids, sports parks, skating, and water access. There are 9 parks in LaSalle, with 37 recreational facilities in total. The average number of facilities per park is 4.

Neighbourhood
Households

4,310

Number of
Parks

9

Neighbourhood
Population

10,577

Number of
Recreation Facilities

37

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