



The Oakville Insider's Guide

Neighbourhoods, schools, condos and a smarter way to buy



Adriano Aldini, REALTOR

Oakville real estate guidance, grounded in the details

416-577-8011 | [ADRIANOALDINI.COM](https://www.adrianoaldini.com)



SCAN FOR NEIGHBOURHOOD GUIDES

Find your place in Oakville

Neighbourhoods, schools, condos and a smarter buyer strategy

A COMPACT FIELD GUIDE FOR BUYERS

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BUYER GUIDE

THE OAKVILLE SHORTCUT

The strongest purchase usually starts with the right location and lifestyle fit, not the shiniest kitchen. Use this guide to narrow the town into a few deliberate choices, then compare homes within the same micro-market.

Three ways to frame your search

1 Lakeside + character

OLD OAKVILLE / MORRISON / FORD / BRONTE

Established streets, lake access and village energy. Best for buyers who value setting and long-term location quality. Expect a premium and more renovation decisions.

2 Family-first west

GLEN ABBEY / WEST OAK TRAILS / BRONTE CREEK

Parks, trails and familiar subdivision planning, with a useful mix of detached, townhome and condo options. Compare build phases, traffic patterns and lot orientation.

3 Newer north + east

JOSHUA CREEK / JOSHUA MEADOWS / GLENORCHY

Newer housing, commuter access and growing amenities. Strong for buyers who want modern layouts. Weigh construction, density, future development and yard size.

How to use this guide

01

Shortlist three areas

Choose a lifestyle favourite, a value alternative and one practical wildcard.

02

Drive the real routine

Test school-run traffic, the commute, daily errands and evening noise.

03

Compare like with like

Use recent solds from the same pocket, housing type and condition band.

EXPLORE EVERY OAKVILLE NEIGHBOURHOOD

Scan for the complete online neighbourhood guide

Home prices, schools, lifestyle, commuting and local insights.

[ADRIANOALDINI.COM/OAKVILLE-NEIGHBOURHOOD-GUIDES](https://adrianoaldini.com/oakville-neighbourhood-guides)



Lakeside + established Oakville

Character, privacy, walkability and mature family communities

OLD OAKVILLE

Historic Charm. Timeless Appeal.



OLD OAKVILLE Downtown walkability, heritage character and lake access.

MORRISON

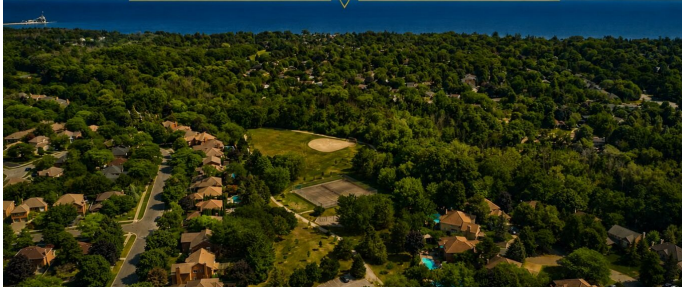
A coveted neighbourhood characterized by large private lots and tree-lined streets.



MORRISON Privacy, premium lots and established southeast streets.

FORD

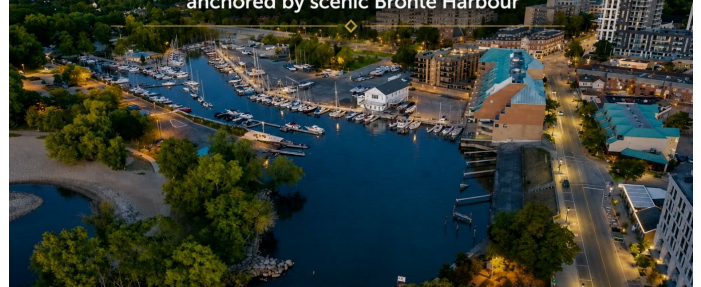
A well established neighbourhood with larger homes



FORD Larger family homes in a mature southeast setting.

BRONTE

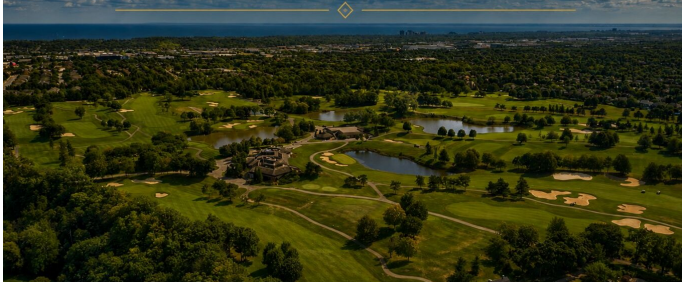
A charming community anchored by scenic Bronte Harbour



BRONTE Harbour life, waterfront walks and condo variety.

GLEN ABBEY

An idyllic suburban enclave celebrated for its notable parks and winding nature trails.



GLEN ABBEY Mature family planning, trails and golf.

WEST OAK TRAILS

Top-rated schools with beautifully integrated trails, parks and ravines



WEST OAK TRAILS Parks, schools and practical family housing.

Growth + connected pockets

Newer housing, commuter access and practical value

BRONTE CREEK

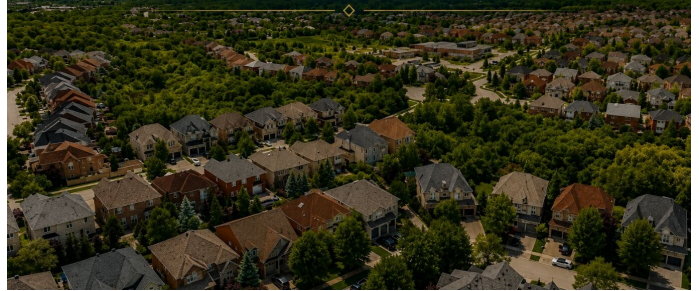
Executive family homes connected to nature right beside Bronte Provincial Park.



BRONTE CREEK Newer west Oakville living beside major green space.

JOSHUA CREEK

A collection of luxury homes nestled against a lush ravine backdrop, just south of Dundas.



JOSHUA CREEK Upscale homes and east-end commuter access.

JOSHUA MEADOWS

A newer north Oakville community for modern family living.



JOSHUA MEADOWS Newer construction and modern family layouts.

GLENORCHY

Oakville's newest community located north of Dundas.



GLENORCHY North Oakville variety and growing amenities.

CLEARVIEW

A refined neighborhood featuring picturesque parklands and sprawling green spaces.



CLEARVIEW Clarkson GO access and major highway convenience.

FALGARWOOD

A mature neighbourhood featuring tree lined streets



FALGARWOOD Mature streets and relative value in central-east Oakville.

Oakville schools

Use the rating. Verify the address.

School performance is a starting point

These selected results are from the Fraser Institute's 2025 Ontario report cards and reflect 2023/24 EQAO-based performance. They are one comparison tool—not a complete measure of school quality, fit or programming.

Best high schools

School	Area lens	Rating
Iroquois Ridge	Iroquois Ridge North	9.3
Abbey Park	Glen Abbey	9.3
Gaétan Gervais	College Park · French	9.3
Oakville Trafalgar	Southeast Oakville	9.2
White Oaks	College Park	8.8
Garth Webb	West Oak Trails	8.5

Best elementary schools

School	Area lens	Rating
Forest Trail	West Oak Trails	10.0
Pilgrim Wood	Glen Abbey	9.7
E J James	Southeast	9.6
New Central	Old Oakville	9.6
Joshua Creek	Joshua Creek	9.0
St Joan of Arc	Bronte Creek	8.7
St Matthew's	Glen Abbey	8.6
St Bernadette	West Oak Trails	8.2

THREE SCHOOL RULES

- The exact street address determines the home school.
- Confirm English, French Immersion, Catholic and transportation eligibility separately.
- Check current boundary reviews before treating any assignment as permanent.

Sources checked July 18, 2026: Fraser Institute secondary and elementary 2025 report cards; HDSB Find Local School; HCDSB Find Your School. Ratings and boundaries can change—verify the exact address and current board information.

Oakville condo shortlist

Compare the unit. Then test the building.

Five smart starting points

Key Facts below are from condos.ca and were checked July 18, 2026. Average \$/sq ft and availability can change; click any building card to open its live profile.

The Shores 11 BRONTE RD • BRONTE WEST Harbour lifestyle; compare exposure, layout and fee inclusions.	SUITE RANGE (SQ FT)	AVG \$/SQ FT	BUILT	FLOORS / UNITS	TYPE
606-2,099	\$1,062	2013	10 / 211	High-Rise	
Oak & Co. 297 OAK WALK DR • UPTOWN CORE Newer urban convenience; compare view, parking and nearby construction.	SUITE RANGE (SQ FT)	AVG \$/SQ FT	BUILT	FLOORS / UNITS	TYPE
540-2,299	\$705	2021	25 / 242	High-Rise	
Bluwater 3500 LAKESHORE RD W • BRONTE WEST Waterfront setting; compare outdoor space and monthly carrying costs.	SUITE RANGE (SQ FT)	AVG \$/SQ FT	BUILT	FLOORS / UNITS	TYPE
695-1,150	\$1,002	2015	8 / 204	Mid-Rise	
Rain & Senses 55 & 65 SPEERS RD. • CENTRAL OAKVILLE GO access and amenities; compare tower, noise and functional layout.	SUITE RANGE (SQ FT)	AVG \$/SQ FT	BUILT	FLOORS / UNITS	TYPE
346-1,305	\$745	2017	19 / 252	High-Rise	
The Granary 100 LAKESHORE RD E • OLD OAKVILLE Established downtown address; review long-term capital planning.	SUITE RANGE (SQ FT)	AVG \$/SQ FT	BUILT	FLOORS / UNITS	TYPE
1,140-3,037	\$948	1987	10 / 82	Mid-Rise	

THE CONDO TEST

A beautiful suite is only half the purchase.

Before offering, evaluate the building as carefully as the unit.

• Status certificate

• Reserve fund

• Insurance + deductibles

• Fee history

• Planned projects

• Parking + locker

• Rules + restrictions

• Layout + exposure

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Buy the location first. Improve the rest over time.

The one thing you cannot renovate is the neighbourhood.

The Oakville buyer's playbook

01

Define the lifestyle before the house

Commute, schools, walkability, lot, renovation tolerance and monthly carrying cost should lead the brief.

02

Shortlist three contrasting areas

Choose one lifestyle favourite, one value alternative and one practical wildcard. The contrast sharpens decisions.

03

Compare within the micro-market

Averages can mislead. Use recent sold comparables from the same pocket, housing type, lot pattern and condition band.

04

Price the next five years

Add renovations, condo fees, maintenance, commuting and likely life changes to the purchase price.

05

Inspect what photos hide

Check water, drainage, easements, permits, noise, sunlight, mechanicals and future development before emotion takes over.

06

Offer from evidence, not urgency

Keep financing current, have the deposit accessible and know which conditions protect you before the right home appears.

THE 90-MINUTE TEST-DRIVE

Experience the area before you score the house.

- Morning school-run traffic
- Rush-hour commute
- Walk to daily essentials
- Evening noise + parking
- Weekend parks + waterfront

If it is a house

- Roof, windows, HVAC + electrical
- Water, grading + drainage
- Easements, permits + additions
- Lot orientation, trees + privacy
- Inspection strategy + repair budget

If it is a condo

- Status certificate + reserve study
- Insurance, fees + planned projects
- Parking, locker + EV readiness
- Rules, rentals + pet restrictions
- Layout, exposure + resale appeal



YOUR NEXT MOVE

Choose 3 areas. Tour 6 homes.

I can build the short list and make the trade-offs easier to see.

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