



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 DETAILED
NEIGHBOURHOOD GUIDES

Find your place in Oakville

Neighbourhoods, schools, condos and a smarter buyer strategy

A COMPACT FIELD GUIDE FOR BUYERS

01

BUYER GUIDE

THE OAKVILLE SHORTCUT

Start with how you want to live - then narrow the map. The strongest purchase usually begins with the right location and lifestyle fit, not the shiniest kitchen.

How to use this guide

THREE QUICK FILTERS BEFORE YOU COMPARE LISTINGS

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.

Three ways to frame your search

PICK ONE FAVOURITE, ONE VALUE PLAY + ONE WILDCARD

01

Lakeside + character

BEST FOR
Lake access, village energy and long-term location quality.

NEIGHBOURHOODS
OLD OAKVILLE / MORRISON / FORD / BRONTE

WATCH FOR: premiums and renovation decisions.

02

Family-first west

BEST FOR
Parks, trails and practical housing choices for growing families.

NEIGHBOURHOODS
GLEN ABBEY / WEST OAK TRAILS / BRONTE CREEK

WATCH FOR: build phases, traffic and lot orientation.

03

Newer north + east

BEST FOR
Modern layouts, commuter access and growing amenities.

NEIGHBOURHOODS
JOSHUA CREEK / JOSHUA MEADOWS / GLENORCHY

WATCH FOR: construction, density and yard size.

READY TO NARROW THE MAP?

Explore every Oakville neighbourhood

Compare lifestyle, schools, commuting and local housing options.

SCAN FOR THE COMPLETE ONLINE NEIGHBOURHOOD GUIDE



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

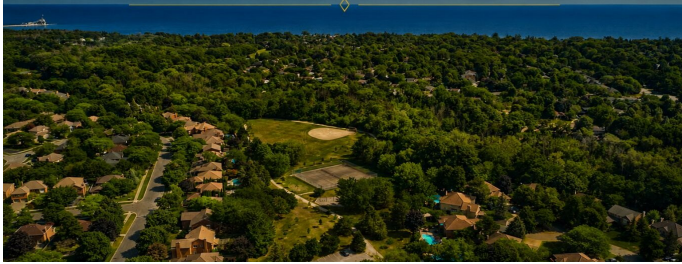
A coveted neighbourhood characterized by large private lots and tree-lined streets.



MORRISON Privacy, premium lots and established southeast streets.

FORD

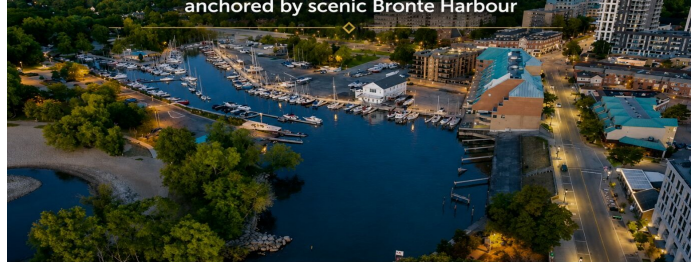
A well established neighbourhood with larger homes



FORD Larger family homes in a mature southeast setting.

BRONTE

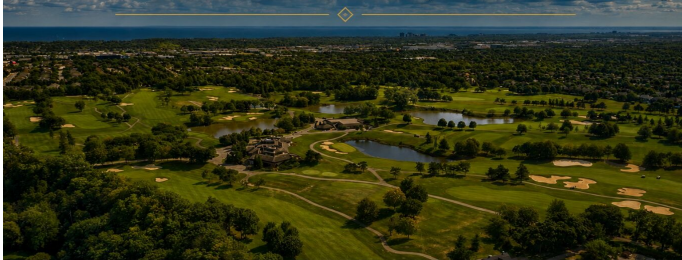
A charming community anchored by scenic Bronte Harbour



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.

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)



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

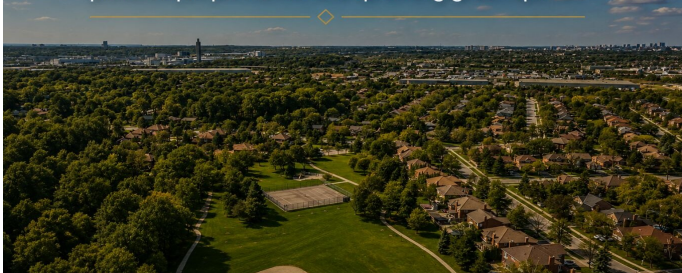
Oakville's newest community located north of Dundas.



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.

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)



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

the building matters just as much as the suite

Five smart starting points

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



One Eleven Forsythe

111 FORSYTHE ST | OLD OAKVILLE

Boutique Old Oakville; compare exposure, condition and total carrying costs.

SUITE RANGE (SQ FT)

810-4,990

AVG \$/SQ FT

\$1,411

BUILT

2009

FLOORS / UNITS

12 / 68

TYPE

High-Rise



Bluwater

3500 LAKESHORE RD W | BRONTE WEST

Waterfront living; compare exposure, outdoor space and monthly fees.

SUITE RANGE (SQ FT)

695-1,150

AVG \$/SQ FT

\$987

BUILT

2015

FLOORS / UNITS

8 / 204

TYPE

Mid-Rise



Emporium

2460 & 2470 PRINCE MICHAEL DR | IROQUOIS RIDGE NORTH

Northeast Oakville; compare format, layout, exposure and fees.

SUITE RANGE (SQ FT)

Not listed

AVG \$/SQ FT

\$680

BUILT

2012

FLOORS / UNITS

8 / 375

TYPE

Mid-Rise



The Granary

100 LAKESHORE RD E | OLD OAKVILLE

Downtown address; review suite updates and long-term capital planning.

SUITE RANGE (SQ FT)

1,140-3,037

AVG \$/SQ FT

\$995

BUILT

1987

FLOORS / UNITS

10 / 82

TYPE

Mid-Rise



Distrikt Trailside

405 DUNDAS ST W | RURAL OAKVILLE

Newer north Oakville; compare phase, exposure and fee trajectory.

SUITE RANGE (SQ FT)

530-1,469

AVG \$/SQ FT

\$742

BUILT

2025

FLOORS / UNITS

10 / 319

TYPE

High-Rise

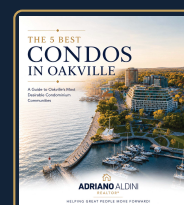
THE CONDO TEST

A beautiful suite is only half the purchase.

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

- Status certificate
- Insurance + deductibles
- Planned projects
- Rules + restrictions
- Reserve fund
- Fee history
- Parking + locker
- Layout + exposure

SCAN TO OPEN THE FULL
OAKVILLE CONDO GUIDE



THE GUIDE



SCAN NOW

Buy the location first. Improve the rest over time.

The one thing you cannot renovate is the neighbourhood.

The Oakville buyer's playbook

REAL-LIFE CHECKS BEFORE YOU BUY

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

HOUSE LENS

If it is a house

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

CONDO LENS

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.

Adriano Aldini, REALTOR

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



SCAN FOR THE OAKVILLE GUIDES