



NEIGHBOURHOOD GUIDE

Living in Ajax

Durham Region | August 2026 edition

Ajax pairs Lake Ontario waterfront parkland with some of the most attainable family housing on the eastern GTA commuter corridor.

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AT A GLANCE

About Ajax

Ajax runs from the Lake Ontario shoreline north past Highway 401 and Taunton Road, mixing 1950s original housing near the lake with large planned subdivisions built from the 1990s onward.

Buyers usually compare Ajax against Pickering and Whitby. Ajax tends to win on price per square foot, waterfront trail access and GO commute time.

KNOWN FOR

What defines Ajax

- Ajax Waterfront Park - Kilometres of continuous lakefront trail - the town's signature amenity.
- Pickering Village - Historic main street with older homes and mature lots.
- Audley Recreation Centre - Modern pool, arena and fitness hub in the north end.
- Duffins Creek - Ravine and trail system running through the middle of town.
- Ajax GO Station - Lakeshore East service into Union in roughly 40 minutes.

LIFESTYLE

Everyday life in Ajax

HOUSING

Post-war bungalows near the lake, 1990s-2010s detached subdivisions, freehold and condo townhomes, and a small condo apartment segment.

SCHOOLS

Durham District School Board and Durham Catholic District School Board serve Ajax; confirm the current catchment for any specific address.

PARKS & RECREATION

Ajax Waterfront Park, Rotary Park, Duffins Creek trails and the Greenwood Conservation Area.

TRANSIT & COMMUTING

Ajax GO on the Lakeshore East line, Durham Region Transit, and Highway 401 and 407 access.



SHOPPING & AMENITIES

Durham Centre, Harwood Avenue retail and Westney Road plazas.

Housing styles you'll find

- Detached
- Townhomes
- Semi-detached
- Bungalows
- Condos

NEIGHBOURHOODS

Where to look in Ajax

- South Ajax - South Ajax sits between Highway 401 and the Lake Ontario waterfront, with mature streets, established parks and direct trail access.
- Northeast Ajax - Northeast Ajax is a newer family area of planned subdivisions north of Taunton Road, popular with buyers who want larger, newer homes.

ASK FOR THE CURRENT MONTH

How the Ajax market is behaving

Board figures for Ajax are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Ajax

If you're buying

Ajax buyers get more square footage per dollar than most of the central GTA, but neighbourhoods vary enormously in age, lot size and finish level. Kaitlynn helps you weigh south Ajax character homes near the lake against newer north Ajax subdivisions, and flags where basements, garages and lot depth actually affect resale.

If you're selling

Ajax sellers benefit from marketing that reaches both local move-up buyers and Toronto buyers pricing out of the core. Kaitlynn prices from same-pocket sales, prepares the home for photography, and targets the



out-of-area buyer pool that drives many Ajax offers.

COMMON QUESTIONS

Ajax questions answered

Is Ajax a good commute to Toronto?

Lakeshore East GO from Ajax runs frequently to Union, and Highway 401 and 407 both serve the town. Actual travel time depends heavily on where in Ajax you buy.

What is the difference between south and north Ajax?

South Ajax is older with mature trees, larger lots and lake access; north Ajax is newer with bigger homes and more amenities. Kaitlynn can compare price per square foot across both.

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NEXT STEP

Get your free home valuation

Every street in Ajax trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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