



NEIGHBOURHOOD GUIDE

South Ajax, Ajax

Durham Region | August 2026 edition

South Ajax sits between Highway 401 and the Lake Ontario waterfront, with mature streets, established parks and direct trail access.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About South Ajax

South Ajax sits between Highway 401 and the Lake Ontario waterfront, with mature streets, established parks and direct trail access.

KNOWN FOR

Landmarks across 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 South Ajax

HOUSING

Post-war bungalows and side-splits, renovated detached homes and a growing number of rebuilds near the lake.

SCHOOLS

Established DDSB and DCDSB elementary and secondary schools.

PARKS & RECREATION

Ajax Waterfront Park, Paradise Beach and the Duffins Creek trail network.

TRANSIT & COMMUTING

Ajax GO to the north, Durham Region Transit routes on Harwood.

SHOPPING & AMENITIES

Harwood Avenue retail and nearby Durham Centre.



THE UPSIDE

What buyers like about South Ajax

- Waterfront parks and trails
- Mature lots and trees
- Attainable entry prices for detached homes

WEIGH CAREFULLY

What to know before you commit

- Older homes often need mechanical updates
- Lot and home quality vary block to block

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 South 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

South Ajax questions answered

Are south Ajax homes good renovation candidates?

Many are. Kaitlynn can flag which upgrades tend to return value in this pocket before you buy or list.

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NEXT STEP

Get your free home valuation

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

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