



NEIGHBOURHOOD GUIDE

Living in Bradford

Simcoe County | August 2026 edition

Bradford West Gwillimbury gives commuters newer housing and larger lots at Simcoe County pricing, with Barrie-line GO service.

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AT A GLANCE

About Bradford

Bradford has grown quickly as buyers move north along the Highway 400 and Barrie GO corridor in search of newer homes and more square footage.

The town retains an agricultural backdrop - the Holland Marsh is immediately south - alongside expanding residential subdivisions west of Yonge Street.

KNOWN FOR

What defines Bradford

- Holland Marsh - Ontario's market-garden belt wrapping the town's south edge.
- Bradford GO Station - Barrie-line rail service that drives commuter demand.
- Scanlon Creek Conservation Area - Trails, forest and a reservoir just north of town.
- Bradford Community Centre - Arena, library and the town's programming hub.
- Highway 400 & Bradford Bypass corridor - The infrastructure story behind Bradford's growth.

LIFESTYLE

Everyday life in Bradford

HOUSING

Newer detached homes, freehold townhomes, semis and older homes near the town core.

SCHOOLS

Simcoe County District School Board and Simcoe Muskoka Catholic District School Board serve the town.

PARKS & RECREATION

Scanlon Creek Conservation Area, the Bradford Trail system and community parks throughout the newer subdivisions.

TRANSIT & COMMUTING

Bradford GO on the Barrie line, plus Highway 400 and 404 access.

SHOPPING & AMENITIES

Holland Street retail, local plazas and the Bradford Community Centre area.

Housing styles you'll find



- Detached
- Townhomes
- Semi-detached
- Bungalows

NEIGHBOURHOODS

Where to look in Bradford

- Bradford West End - The west end holds most of Bradford's newer subdivision growth, with contemporary floorplans and family-oriented street design.

ASK FOR THE CURRENT MONTH

How the Bradford market is behaving

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

STRATEGY

Buying and selling in Bradford

If you're buying

Most Bradford buyers are trading commute time for space. Kaitlynn helps you compare builder communities against resale options, and checks lot orientation, finishes and upgrade allowances before you commit on a new build.

If you're selling

Bradford sellers frequently compete with builder inventory. Kaitlynn positions resale homes on the things new builds cannot offer immediately - finished basements, landscaping, window coverings, appliances and an established street - and prices from same-subdivision comparables.

COMMON QUESTIONS

Bradford questions answered

Is Bradford a good commuter town?

Barrie-line GO service and Highway 400 access make it viable, though commute times are longer than York



Region. Many buyers accept that trade for square footage.

Are Bradford homes mostly new builds?

There is a mix - newer subdivisions west of Yonge alongside established homes near the town core.

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NEXT STEP

Get your free home valuation

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

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