



NEIGHBOURHOOD GUIDE

Amberlea, Pickering

Durham Region | October 2026 edition

Amberlea is an established west Pickering community of family subdivisions, mature trees and quick access to both the 401 and Highway 407.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

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



AT A GLANCE

About Amberlea

Amberlea is an established west Pickering community of family subdivisions, mature trees and quick access to both the 401 and Highway 407.

KNOWN FOR

Landmarks across Pickering

- Frenchman's Bay - Marinas, boardwalk and the Nautical Village waterfront.
- Rouge National Urban Park - Canada's national urban park on the western boundary.
- Pickering Town Centre - Retail hub beside the GO station and city centre redevelopment.
- Petticoat Creek Conservation Park - Bluff-top trails and lake views on the west shore.
- Seaton lands - The master-planned north end shaping new construction supply.

LIFESTYLE

Everyday life in Amberlea

HOUSING

Detached homes from the 1980s and 1990s, freehold townhomes and semis.

SCHOOLS

Durham District School Board and Durham Catholic District School Board schools serve the area; verify catchment by address.

PARKS & RECREATION

Amberlea Park, Altona Forest and the trail links toward Rouge National Urban Park.

TRANSIT & COMMUTING

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

SHOPPING & AMENITIES

Plazas at Whites Road and Kingston Road, with Pickering Town Centre nearby.



THE UPSIDE

What buyers like about Amberlea

- Mature family community with established trees
- Forest and Rouge Park access
- Two highway options plus GO rail

WEIGH CAREFULLY

What to know before you commit

- Homes of this vintage often need updates
- 401 traffic can be heavy at peak

ASK FOR THE CURRENT MONTH

How the Pickering market is behaving

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

STRATEGY

Buying and selling in Amberlea

If you're buying

Buyers moving east into Pickering usually gain square footage relative to Scarborough and east Toronto. Kaitlynn compares established neighbourhoods against Seaton's newer inventory so you can see the real value difference.

If you're selling

New construction competition means Pickering resale listings need to lead on condition, landscaping and finished space. Kaitlynn prices from same-community comparables and markets to Toronto buyers moving east.



COMMON QUESTIONS

Amberlea questions answered

How does Amberlea compare to newer north Pickering?

Lot maturity and location versus newer layouts. Kaitlynn compares recent sales in both so the trade-off is concrete.

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NEXT STEP

Get your free home valuation

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

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Email: kaitlynn.martins@martinsrealtygroup.ca

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