

East Willowdale

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“ Everything you need to know about East Willowdale.

WALK SCORE

73/100



BIKE SCORE

46/100



TRANSIT SCORE

73/100



SAFETY INDEX

6/10



Market Snapshot

A quick read on current neighbourhood activity.

\$2.2M

MEDIAN PRICE

8

ACTIVE

8

NEW / WEEK

\$1,371

\$/SQ FT

MONTHLY CARRY

20% down, 4.79%

~\$12,107/mo

Buyer takeaway: Understanding the local market dynamics — entry points, premium drivers, and inventory patterns — is key to timing your move in East Willowdale.

SIGNALHOOD READ

East Willowdale offers a distinct neighbourhood identity within the broader Mississauga market. Understanding local pricing dynamics and lifestyle tradeoffs is key to making the right decision.

Schools

Schools, ratings, programs, and walk times.

SCHOOL	TYPE	RATING	WALK	PROGRAMS
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School access

Nearby schools, programs, and daily routines.

Commute Times

Drive and transit access from East Willowdale.

DESTINATION	DRIVE	TRANSIT
Drive and transit times from this neighbourhood.		

Demographics

Median Age

0

Median Income

\$0

Owner-Occupied

0%

16

RESTAURANTS
& CAFES

8

PARKS &
GREEN
SPACES

What Your Budget Gets You

Entry points and price tiers in East Willowdale.

STARTER

Under \$1.7M

Detached homes and condos — the most accessible way into the neighbourhood.

MID-RANGE

\$1.7M - \$2.7M

Detached homes — the heart of the local market.

PREMIUM

\$2.7M+

Detached homes — the largest and most premium homes.

Available Now

Active listings as of Jun 24, 2026.



\$414,900

301 - 399 SPRING GARDEN AVENUE

1 bed · 1 bath · Apartment



\$1,395,000

139 KINGSDALE AVENUE

2 bed · 3 bath · House



\$1,688,000

335 WILLOWDALE AVENUE

2 bed · 2 bath · House

RENTAL SNAPSHOT

Avg. 1-Bedroom **\$2,290/mo**

Avg. 2-Bedroom **\$3,463/mo**

HOW EAST WILLOWDALE COMPARES

	EAST WILLOWDALE	AGINCOURT NORTH	AGINCOURT SOUTH-MALVERN WEST
Median Price	\$2.2M	\$539K	\$500K
Walk Score	73	86	87
Top School	—	—	—

EAST
WILLOWDALE

AGINCOURT
NORTH

AGINCOURT
SOUTH-
MALVERN
WEST

To
Downtown

—

—

—

You've done the research.



Now talk to someone who lives it.

Scan to connect with hand-selected East Willowdale experts — streets to watch, homes worth seeing, and whether this neighbourhood fits your life.



Scan now

Connect with local experts in 30 seconds.