



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2975785
Board: F
Apartment/Condo

104 2425 CHURCH STREET

Abbotsford
Abbotsford West
V2T 3J8

Residential Attached

\$299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$329,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1987
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,170.86
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: Exempt	P.I.D.: 008-239-401	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 5, PLAN NWS2619, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main): **985**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **985 sq. ft.**
Unfinished Floor: **0**
Grand Total: **985 sq. ft.**

Units in Development: **36**
Exposure:
Mgmt. Co's Name: **Pacific Quaram Properties Inc**
Maint Fee: **\$405.31**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management**

Tot Units in Strata: **36** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-635-0260**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed**
Restricted Age: **55+**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **No** Dogs: **No**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6" x 11'6"			x	1	Main	4	No
Main	Kitchen	10' x 8'6"			x	2	Main	2	Yes
Main	Dining Room	10'6" x 8'6"			x	3			
Main	Primary Bedroom	15' x 11'			x	4			
Main	Bedroom	10' x 9'			x	5			
Main	Storage	5'6" x 4'2"			x	6			
Main	Walk-In Closet	5' x 4'6"			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Well maintained and affordable retirement condo, 55+ age restriction. Refinished kitchen cabinets, new countertops, sink and taps as well as flooring, bathroom tub and surround and light fixtures have all been upgraded. Clean and well cared for, this is a delightful unit, set in a convenient location close to shopping. The hot and cold water lines have all been replaced in the entire building. Low strata fees include heat, water and hot water. This complex is well managed and has large storage unit, workshop, games room and meeting room. Roof and boiler have been recently replaced.



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Active
R3007682
Board: F
Apartment/Condo

109 2964 TRETHEWEY STREET

Abbotsford
Abbotsford West
V2T 6P4

Residential Attached

\$359,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$385,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,659.96
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 018-248-721	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Cascade Green		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 9, PLAN LMS837, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 900	Units in Development: 254	Tot Units in Strata: 254	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Century 21 Prudential Estates	Mgmt. Co's #: 604-278-2121	
Finished Floor (Below): 0	Maint Fee: \$451.01	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	9'10 x 18'	1
Main	Dining Room	7'10 x 6'5	2
Main	Kitchen	6'5 x 10'9	3
Main	Bedroom	8'7 x 11'3	4
Main	Laundry	5'1 x 11'3	5
Main	Primary Bedroom	13'8 x 10'3	6
			7
			8

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

Welcome to Cascade Green, an excellently managed building located in a convenient area of town, with all types of shopping and parks just steps away. This updated home located on the ground floor features an open concept living and kitchen area with a gas fireplace in the living room. Outside is a large private covered patio with beautiful views of the treed lawn. The large master bedroom features a large walk-through closet, and ensuite access to the bathroom. Other features include in-suite laundry, one included parking stall, and a second stall available for \$100/year. Pets allowed - 2 cats or 1 dog, NO SIZE RESTRICTIONS. All ages allowed. OPEN HOUSE SAT JULY 26 FROM 11-1PM



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Active
R3015994
Board: F
Apartment/Condo

212 33400 BOURQUIN PLACE

Abbotsford
Central Abbotsford
V2S 5G3

Residential Attached

\$369,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$391,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,610.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 001-587-129	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: BAKERVUE PLACE		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: **2019**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Legal: **STRATA LOT 30, PLAN NWS958, PART SE1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden**

Site Influences: **Central Location**
Features: **Other - See Remarks**

Finished Floor (Main): **949**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **949 sq. ft.**
Unfinished Floor: **0**
Grand Total: **949 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$442.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'4' x 8'10'			x	1	Main	3	Yes
Main	Kitchen	8'10' x 10'5'			x	2			No
Main	Dining Room	9'0' x 10'7'			x	3			No
Main	Living Room	12'1' x 16'9'			x	4			No
Main	Bedroom	9'0' x 13'5'			x	5			No
Main	Primary Bedroom	11'2' x 13'5'			x	6			No
Main	Storage	7'6' x 5'6'			x	7			No
		x			x	8			No

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Investors, take notice of this outstanding opportunity! Presenting a beautifully updated 2-bedroom, 1-bathroom corner unit. Recent renovations have breathed new life into this property, featuring new laminate flooring, fresh paint, modern light fixtures, sleek countertops & backsplash, a new deck, updated windows, railing, and siding. With added perks like underground parking and a storage locker, this unit offers both convenience and value. Located in a serene setting, close to shopping, parks, restaurants, and public transit. Plus, rentals and pets are allowed, making it an attractive prospect for a wide range of opportunities. Don't miss out - Call now to book your private tour!



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Active
R3007287

Board: F
Apartment/Condo

315 31955 OLD YALE ROAD

Abbotsford
Abbotsford West
V2T 4N1

Residential Attached

\$394,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$394,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 2	Age: 44
Frontage(metres):	Full Baths: 2	Zoning: RMM
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,447.32
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 002-957-621	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete, Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 149 OF SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1737 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,195			Units in Development: 205			Tot Units in Strata: 205			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Steadfast Properties			Mgmt. Co's #:			604-864-6400		
Finished Floor (Below): 0			Maint Fee: \$500.00			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Gardening, Heat, Hot Water								
Finished Floor (Total): 1,195 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,195 sq. ft.			Bylaws Restrictions: Age Restrictions, Pets Not Allowed								
Suite:			Restricted Age: 55+			# of Pets:			Cats: No Dogs: No		
Basement: Full			# or % of Rentals Allowed: 100%								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	17' x 9'4			x	1	Main	4	No		
Main	Dining Room	12'11 x 10'1			x	2			No		
Main	Kitchen	12' x 9'7			x	3			No		
Main	Family Room	16'1 x 10'			x	4			No		
Main	Primary Bedroom	15' x 10'1			x	5	Main	3	Yes		
Main	Bedroom	12'4 x 9'			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **RE/MAX Performance Realty**

Great opportunity in a fully adult complex with many features. This home is in the tower and construction is concrete, just off the elevator for easy access. This home has a family room off the kitchen, 3 pc bathroom off the primary bedroom just adds to the many features. Close to 1200 sq ft for roominess you will enjoy. Heat and Hot water included in strata fees. Make your call today!



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Active
R3029889

Board: F
Townhouse

21 2799 ALLWOOD STREET

Abbotsford
Central Abbotsford
V2T 0J2

Residential Attached

\$635,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$635,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 3	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,581.72
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-864-054	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Allwood Place		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 21 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5420TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **511**
Finished Floor (Above): **517**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **223**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,251 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,251 sq. ft.**

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **3**
of Rooms: **7**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Ascent Property**
Maint Fee: **\$359.57**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'8 x 12'10			x	1	Main	2	No
Main	Dining Room	10'8 x 8'2			x	2			No
Main	Kitchen	10'8 x 12'2			x	3			No
Above	Primary Bedroom	10'10 x 12'8			x	4			No
Above	Bedroom	10'10 x 9'5			x	5	Above	3	No
Below	Den	7'3 x 9'7			x	6			No
Main	Porch (enclosed)	14'6 x 8'3			x	7			No
		x			x	8			No

Listing Broker(s): **Homelife Advantage Realty (Central Valley)**

Centrally located Allwood Place, walking distance to shopping, restaurants and all types of services. Perfect starter home for working professional, young couple or family. 2 bdrm, 3 bath, single car garage with laminate floors, stainless appliances, quartz counters and a covered porch to enjoy the morning coffee. Why live in a condo at the price?