



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

\$259,000 (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
Main	Living Room	14'6" x 11'6"
Main	Kitchen	10' x 8'6"
Main	Dining Room	10'6" x 8'6"
Main	Primary Bedroom	15' x 11'
Main	Bedroom	10' x 9'
Main	Storage	5'6" x 4'2"
Main	Walk-In Closet	5' x 4'6"

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3			
4			
5			
6			
7			
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
R3015994
Board: F
Apartment/Condo

212 33400 BOURQUIN PLACE

Abbotsford
Central Abbotsford
V2S 5G3

Residential Attached

\$323,800 (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
R3060580

Board: F
Apartment/Condo

107 2943 NELSON PLACE

Abbotsford
Central Abbotsford
V2S 0C8

Residential Attached

\$330,700 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$349,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet): 0.00	Bathrooms: 1	Age: 16
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,540.66
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 028-040-619	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: The Edgebrook		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Ground Level Unit**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3593, 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 V, AS APPROPRIATE**

Amenities: **None**

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

Finished Floor (Main): 636	Units in Development:	Tot Units in Strata: 73	Locker: No
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Advantage Property Management	Mgmt. Co's #: 604-858-7368	
Finished Floor (Below): 0	Maint Fee: \$265.34	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 636 sq. ft.			
Unfinished Floor: 0			
Grand Total: 636 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	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: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 12'0				1	Main	4	No
Main	Kitchen	9'0 x 9'0				2			No
Main	Bedroom	14'0 x 10'0				3			No
Main	Laundry	5'0 x 5'0				4			No
						5			No
						6			No
						7			No
						8			No

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

Sutton Group-Alliance R.E.S.

Court-ordered foreclosure. Welcome to The Edgebrook , one of Abbotsford's most desirable residential properties. Super price for this 1 Bdrm Apt. Excellent location one block to Superstore and 3 blocks to Seven Oaks and West Oaks Mall! Great corner location within the building - you can walk right to your patio door around a beautiful walkway to your own private garden area - great starter or stopper!! Call to show! The property is being sold "As Is, Where Is."



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Active
R3050820

Board: F
Apartment/Condo

409 2700 MCCALLUM ROAD

Abbotsford
Abbotsford East
V2S 6X9

Residential Attached

\$355,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$369,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1989
Frontage(feet):	Bathrooms: 1	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,559.88
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-897-644	Tax Inc. Utilities?: No
View: Yes : Mountains and Downtown		Tour: Virtual Tour URL
Complex / Subdiv: The Seasons		
First Nation		
Services Connctd: Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter, Preserved Wood**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Open**
Dist. to Public Transit: **2 blks** Dist. to School Bus: **5 Blks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Sold "As is Where is" basis only**
Fixtures Rmvd: **Yes: Sold "As is Where is" basis only**
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38, PLAN BCS2129, SECTION 22, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**

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

Finished Floor (Main): 902	Units in Development: 138	Tot Units in Strata: 138	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Homelife Management	Mgmt. Co's #: 604-859-3132	
Finished Floor (Below): 0	Maint Fee: \$443.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 902 sq. ft.			
Unfinished Floor: 0			
Grand Total: 902 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# 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	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 11'5"	1	Main	4	Yes
Main	Kitchen	15' x 8'2"	2			No
Main	Primary Bedroom	14'4 x 10'5"	3			No
Main	Bedroom	10'10 x 8'4"	4			No
Main	Laundry	3' x 3'	5			No
Main	Storage	5' x 5'	6			No
			7			No
			8			No

Listing Broker(s): **RE/MAX 2000 Realty**

The Seasons - Court Ordered Sale - Spacious 2 bedroom and 1 full bathroom home, boasting over 900 sq. ft. of living space. Located on upper floor with mountain and downtown city views. This unit features updated kitchen with white shaker cabinetry and large island with loads of storage. Large master will fit king size bed and large furniture. Heat and Hot-Water is included in maintenance fee. 1 underground parking with additional open stall included, plus 1 storage locker. Owner occupied. Sold on a "As is Where is basis only" Located close to everything Abby. Located in Building # 1. New photos's and floor plan coming later this week



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Active
R3035905

Board: F
Townhouse

12 36099 WATERLEAF PLACE

Abbotsford
Abbotsford East
V3G 0G5

Residential Attached

\$760,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$781,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,405.02
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-162-700	Tax Inc. Utilities?: No
View: Yes : Mt Baker		Tour: Virtual Tour URL
Complex / Subdiv: Vantage at Whatcom		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 12 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3624 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Roughed In**

Finished Floor (Main): **731**
Finished Floor (Above): **712**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **54**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,497 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,497 sq. ft.**

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

of Levels: **3**
of Rooms: **8**

Units in Development: **16**
Exposure: **Southeast**
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$477.83**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **16** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	17'4 x 10'			x	1	Main	2	No
Above	Bedroom	14'3 x 9'			x	2	Above	4	No
Above	Bedroom	10'4 x 9'10			x	3	Above	4	Yes
Above	Laundry	7' x 4'			x	4			No
Main	Living Room	11'2 x 14'9			x	5			No
Main	Kitchen	13'6 x 15'5			x	6			No
Main	Dining Room	12'2 x 8'4			x	7			No
Below	Foyer	9' x 4'			x	8			No

Listing Broker(s): **Homelife Advantage Realty Ltd.**

IEWS!! Fantastic END UNIT 3 Bed & 3 Bath, 3 storey in EAST Abbotsford. Open concept living space, large windows & high ceilings. A spacious dining & living room area leads onto a private & fenced backyard. Modern kitchen w/oversized island, quartz counters and Stainless appliances. The Primary Bdrm has a ensuite & deck to enjoy gorgeous views of the Mt Bake & the Valley. Tandem garage and parking for full size vehicle outside, 18' x 13'2 flex/office space finished for extra space down. Excellent location, minutes away from Shopping, Starbucks, Timmy's and quick access to Hwy #1.