



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3075260
Board: F
House/Single Family

32275 CLINTON AVENUE

Abbotsford
Abbotsford West
V2T 5B3

Residential Detached
\$920,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 58.00	Bathrooms: 2	Age: 37
Frontage(metres): 17.68	Full Baths: 2	Zoning: RS2
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$5,167.28
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 012-889-091	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Log	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN NWP80126, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Greenbelt, Private Setting**

Features: **Other - See Remarks**

Finished Floor (Main):	1,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	580	Main	Living Room	17'3 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	19' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	12' x 10'			x	
Finished Floor (Total):	1,608sq. ft.	Main	Laundry	6'3 x 6'			x	
Unfinished Floor:	0	Above	Primary Bedroom	13' x 12'			x	
Grand Total:	1,608sq. ft.	Above	Walk-In Closet	4' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 9'			x	
		Above	Bedroom	12' x 10'			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Sutton Group-Alliance R.E.S.

Court order sale. Beautiful home in West Abbotsford!!! This 3 bed / 2 bath well-maintained home feature family size Living and Dining areas with LARGE windows for natural light, & a Bright Kitchen with lot of storage space on the main. The upper level features a HUGE Master Bedroom w/ walk-in closet and another 2 generous size bedrooms. Walkout Access to private Patio from dining room & HUGE Fenced Backyard, perfect for family gatherings, and lots of parking space.



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Active
R3076746
Board: F
House with Acreage

28140 56 AVENUE

Abbotsford
Bradner
V4X 2P2

Residential Detached

\$999,900 (LP)

(SP)



Court Date: March 20, 2026
Abbotsford Court House
9:30AM

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,049,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 317.00	Bathrooms: 2	Age: 47
Frontage(metres): 96.62	Full Baths: 2	Zoning: A1
Depth / Size: 686	Half Baths: 0	Gross Taxes: \$4,783.04
Lot Area (sq.ft.): 218,235.80	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 5.01	P.I.D.: 010-696-555	Tax Inc. Utilities?:
Flood Plain: No	View: No :	Tour:
Complex/Subdiv: Bradner	Services Connected: Electricity, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Mixed**
Foundation: **Concrete Slab**

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

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **20** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail., Visitor Parking**
Driveway Finish: **Gravel**
Dist. to Public Transit: **4** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 27 SECTION 4 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2705, MHR #40238, CSA#A3863**

Amenities: **None**

Site Influences: **Private Setting, Private Yard**

Features:

Finished Floor (Main):	1,284	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,284sq. ft.	Main	Bedroom	10'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 10'0			x	
Grand Total:	1,284sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None, Other							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental: \$0.00				
# of Kitchens: 1	# of Rooms: 6	MHR#: 40238	CSA/BCE: A3863	Maint. Fee:				
ByLaw Restrictions:								

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

Private 5.01 acre Bradner property with a quiet setting and quick access to Hwy 1, schools, and town. ALR zoning with A1 designation provides strong flexibility for residential or permitted rural uses. The existing double wide mobile offers three bedrooms, two bathrooms, and recent updates, giving you immediate living space or rental income while you plan your future build. Mostly treed land with mature growth, no visible neighbours, and a true sense of space and separation. A solid option for anyone who values privacy but still needs convenience. A long term investment or a place to design the home and layout you want. Buyer to confirm all permitted uses and siting with the City of Abbotsford and is sold As Is, Where Is.



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Active
R3078234
Board: F
House/Single Family

3097 GOLDFINCH STREET

Abbotsford
Abbotsford West
V2T 5J4

Residential Detached

\$1,099,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,070,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 59.00	Bathrooms: 4	Age: 36
Frontage(metres): 17.98	Full Baths: 4	Zoning: RS3
Depth / Size: 98	Half Baths: 0	Gross Taxes: \$5,187.89
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 013-801-741	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Other, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: Yes :Chattels are not included		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Tile		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 28, PLAN NWP81454, PART NW1/4, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Garage Door Opener**

Finished Floor (Main):	1,325	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'8 x 12'10	Bsmt	Laundry	9'5 x 7'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'5			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	18'3 x 13'			x	Main 3
Finished Floor (Basement):	1,314	Main	Primary Bedroom	12'3 x 12'			x	Bsmt 3
Finished Floor (Total):	2,639sq. ft.	Main	Bedroom	12'8 x 10'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	9'3 x 8'10			x	
Grand Total:	2,639sq. ft.	Main	Laundry	9'2 x 5'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'1 x 5'8			x	
Suite: Unauthorized Suite		Bsmt	Living Room	20' x 11'10			x	
Basement: Fully Finished		Bsmt	Kitchen	10'11 x 10'2			x	
		Bsmt	Primary Bedroom	13'2 x 11'9			x	
		Bsmt	Bedroom	12'9 x 11'10			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Little Oak Realty**

Beautifully updated home with extensive renovations completed approximately 5 years ago. Upgrades include: new roof, windows with blinds, air conditioning, heating system, appliances (including smart washer & dryer), flooring, paint, light fixtures, baseboards, and stunning landscaping. The kitchen, bathrooms, and laundry room have all been tastefully renovated, offering a modern and functional design. This home features 3 bedrooms upstairs plus a 2-bedroom unauthorized basement suite with 2 bathrooms and separate laundry—perfect for extended family or rental income. Conveniently located near an elementary school, Hwy 1, and Highstreet Mall. Contact for more details!



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Active
R3094552
Board: F
House/Single Family

2259 LYNDEN STREET

Abbotsford
Central Abbotsford
V2T 3B8

Residential Detached

\$1,145,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,145,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1969
Frontage(feet): 80.00	Bathrooms: 3	Age: 57
Frontage(metres): 24.38	Full Baths: 3	Zoning: RS3-I
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$5,843.26
Lot Area (sq.ft.): 8,000.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 006-511-082	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Legal: **LOT 69 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 30675**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 9'2"			x	Main 3
Finished Floor (Basement):	1,092	Main	Primary Bedroom	11' x 11'5"			x	Bsmt 3
		Main	Bedroom	9' x 8'			x	
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	9' x 10'			x	
Unfinished Floor:	0	Bsmt	Living Room	16' x 10'			x	
Grand Total:	2,196sq. ft.	Bsmt	Kitchen	9'4 x 9'2"			x	
		Bsmt	Bedroom	11' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'4 x 12'5"			x	
							x	
							x	
							x	

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Fantastic opportunity to acquire an approx. 8,000 sq. ft. lot in the heart of Abbotsford. This rancher offers excellent holding or revenue potential and is close to schools, shopping, parks, and major commuter routes. The main floor features 3 bedrooms, 2 bathrooms, a spacious living and dining area, and a functional kitchen. The basement includes a 2-bedroom legal suite, ideal for rental income or extended family. Enjoy a large covered patio, private backyard, and detached shed for storage.



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Active
R3069426
Board: F
House/Single Family

2802 UPLAND CRESCENT

Abbotsford
Abbotsford West
V2T 2E9

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1972
Frontage(feet): 156.50	Bathrooms: 4	Age: 54
Frontage(metres): 47.70	Full Baths: 4	Zoning: RS3
Depth / Size: 186.8IRR	Half Baths: 0	Gross Taxes: \$5,507.55
Lot Area (sq.ft.): 17,466.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 005-025-397	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations: Completely	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: :		
Fuel/Heating: Hot Water, Radiant	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 425 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 40295**

Amenities: **Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,556	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	20'5 x 13'6	Bsmt	Kitchen	14'9 x 14'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 11'3	Bsmt	Bedroom	11' x 10'10	Main 3
Finished Floor (Below):	1,556	Main	Kitchen	11'3 x 7'10	Bsmt	Bedroom	10' x 10'	Main 3
Finished Floor (Basement):	0	Main	Bedroom	13'6 x 12'2			x	
Finished Floor (Total):	3,112sq. ft.	Main	Primary Bedroom	15'5 x 9'11			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	12'4 x 10'	Bsmt	Living Room	12' x 10'10	Bsmt 3
Grand Total:	3,112sq. ft.	Main	Living Room	10' x 14'	Bsmt	Kitchen	10'8 x 8'	
Flr Area (Det'd 2nd Res):	sq. ft.			x	Bsmt	Bedroom	10' x 10'	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite		Bsmt	Living Room	21'1 x 19'9				
Basement: Fully Finished, Separate Entry				x				

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Large private lot! Fully renovated 3,100 sq.ft. house on a 17,500 sq.ft. lot. Tasteful recent renovations include new kitchens, washrooms, lights and plumbing fixtures, flooring, windows, water tanks, and roof. 3 bed, 2 bath for upstairs use. 2-bed suite downstairs and 1-bed in-law suite possible as well. Large fenced front and back yards. Two car garage and lots of driveway space. Infill zoning with subdivision + development potential - confirm with the city for details! Close to schools, shopping, Discovery trail, Fish Trap Creek Park, Hwy 1, High Street Mall, and much more! Showings Wednesday Dec 17th 11am - 12noon!



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Active
R3081583
Board: F
House/Single Family

2731 CARRIAGE COURT

Abbotsford
Aberdeen
V4X 0A3

Residential Detached
\$1,230,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,280,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 36.09	Bathrooms: 4	Age: 18
Frontage(metres): 11.00	Full Baths: 4	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,694.35
Lot Area (sq.ft.): 6,910.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 026-498-057	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv: Castlemore Estates		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **3 blocks** Dist. to School Bus: **1.7 km**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 23 EXCEPT PART SUBDIVIDED BY PLAN BCP21292; SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP20534**

Amenities:
Site Influences: **Shopping Nearby**
Features:

Finished Floor (Main):	1,778	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 12'5	Below	Bedroom	15'10 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 10'7			x	Main 4
Finished Floor (Below):	1,294	Main	Kitchen	14'11 x 12'4			x	Main 4
Finished Floor (Basement):	0	Main	Eating Area	12'4 x 6'8			x	Below 4
Finished Floor (Total):	3,072sq. ft.	Main	Family Room	15'4 x 12'3			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 11'10			x	
Grand Total:	3,072sq. ft.	Main	Bedroom	10'5 x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'0 x 9'5			x	
		Below	Foyer	10'9 x 10'2			x	
		Below	Living Room	15'11 x 12'3			x	
		Below	Kitchen	11'11 x 11'4			x	
		Below	Bedroom	14'0 x 12'7			x	
		Below	Bedroom	12'10 x 10'1			x	

Suite: **Legal Suite**
Basement: **Full, Fully Finished**
Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage - Wolstencroft**

Discover the perfect blend of space, convenience, and income potential in this expansive 6-bedroom, 4-bathroom home. Situated in a sought-after, family-friendly neighbourhood, this property is designed for both large families and smart investors. The main floor is bright and spacious living area with a cozy gas fireplace and stone mantle. The kitchen features a pantry for all your storage needs. The authorized 2-bedroom suite complete with its own separate laundry, an ideal mortgage helper or private space for multi-generational living. Outside, a fully fenced backyard, offering space for children and pets. Spacious driveway provides ample room for multiple vehicles, including dedicated RV or boat parking around the back.



Presented by:
Doc Livingston PREC*

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Active
R3090677
Board: F
House/Single Family

3167 ENGINEER CRESCENT

Abbotsford
Aberdeen
V4X 0A7

Residential Detached

\$1,329,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,329,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2015
Frontage(feet): 53.00	Bathrooms: 5	Age: 11
Frontage(metres): 16.15	Full Baths: 4	Zoning: RS5-A
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,332.15
Lot Area (sq.ft.): 5,392.72	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 029-408-903	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: Aberdeen		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 11, PLAN EPP43259, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,752	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,296	Main	Foyer	10'8 x 7'7	Above	Laundry	7'6 x 5'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'5 x 10'7	Above	Bedroom	12'1 x 12'6	Main 2
Finished Floor (Below):	0	Main	Dining Room	25'4 x 11'3				Main 4
Finished Floor (Basement):	0	Main	Kitchen	19'6 x 12'2				Above 5
Finished Floor (Total):	3,048sq. ft.	Main	Family Room	19'6 x 14'6				Above 4
Unfinished Floor:	0	Main	Bedroom	11'11 x 9'5				Above 4
Grand Total:	3,048sq. ft.	Main	Bedroom	11'11 x 9'6				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	23'3 x 17'9				
Suite: Unauthorized Suite		Above	Primary Bedroom	22'2 x 15'				
Basement: Full		Above	Walk-In Closet	9'9 x 6'9				
		Above	Bedroom	11'8 x 12'41				
		Above	Bedroom	13'5 x 11'11				
		Above	Walk-In Closet	5'11 x 5'4				

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **15**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **eXp Realty of Canada, Inc.** **eXp Realty of Canada, Inc.** **eXp Realty of Canada, Inc.**

Beautifully maintained 6-bedroom, 5-bathroom two-storey home offering 3,048 sq ft of functional living space on a 5,227 sq ft lot. Built in 2015, this spacious residence features an open-concept layout, a cozy gas fireplace, full basement, and a private balcony — ideal for growing families or multi-generational living. Enjoy forced air natural gas heating, included appliances, and ample parking with a double garage plus additional driveway space. Perfectly located with quick access to Fraser Highway and Highway 1, and just minutes to Abbotsford, Langley, and the USA border crossing. Close to shopping, restaurants, gyms, recreation centres, and all levels of schools — offering exceptional convenience and lifestyle. Call today for a private viewing.



Presented by:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R3089364
Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached
\$1,350,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,350,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1998**
Frontage(feet): **240.00** Bathrooms: **6** Age: **28**
Frontage(metres): **73.15** Full Baths: **6** Zoning: **RS3**
Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$9,008.58**
Lot Area (sq.ft.): **17,277.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.40** P.I.D.: **023-075-767** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **Yes: Valley**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **2** R.I. Fireplaces: _____
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **4** Parking Access: _____
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No** : _____
Fixtures Rmvd: **No** : _____
Floor Finish: _____

Legal: **LOT 45, PLAN LMP22870, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: _____
Features: _____

Finished Floor (Main):	3,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	845	Main	Family Room	31'1 x 22'1	Abv Main 2	Dining Room	10'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'9 x 17'0	Abv Main 2	Kitchen	10'4 x 13'11	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'2 x 15'8	Main	Bedroom	9'0 x 11'7	Main 4
Finished Floor (Basement):	1,834	Main	Kitchen	18'10 x 13'2	Main	Bedroom	12'5 x 11'2	Main 4
Finished Floor (Total):	6,002sq. ft.	Main	Primary Bedroom	20'6 x 16'9	Abv Main 2	Living Room	10'7 x 16'9	Above 4
Unfinished Floor:	0	Main	Walk-In Closet	7'9 x 8'8	Bsmt	Kitchen	13'8 x 18'4	Bsmt 4
Grand Total:	6,002sq. ft.	Main	Bedroom	31'2 x 11'9	Bsmt	Living Room	13'8 x 17'4	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'5 x 9'8	Bsmt	Recreation Room	17'10 x 14'11	
		Main	Bedroom	14'2 x 12'5	Bsmt	Den	8'0 x 11'1	
		Main	Office	14'0 x 13'7	Bsmt	Bedroom	8'8 x 13'2	
		Main	Mud Room	7'9 x 7'7	Bsmt	Bedroom	8'1 x 15'9	
		Main	Foyer	10'4 x 8'2	Bsmt	Laundry	7'10 x 13'9	
		Main	Pantry	11'4 x 10'5			x	

Suite: **Legal Suite, Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **25**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

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

Court ordered sale. Home designed for large families offering nearly 6000 sq.ft of living space on an approximately 17000 sq.ft lot. The main level is expansive and filled with natural light, offering multiple living, dining, and family areas ideal for hosting, entertaining, and comfortable everyday living. This 8 bedroom, 6 bathroom home also features 2 mortgage helpers (2 + 2 suites), creating strong rental income potential. Tons of parking available for up to 12 vehicles plus spacious garage space. Enjoy panoramic views of Mt. Baker and the valley from the deck. Conveniently located close to Highway 1 access, shopping, dining, gyms, and both levels of school, offering a balance of privacy and accessibility.



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Active
R3066230
Board: F
House/Single Family

30914 UPPER MACLURE ROAD

Abbotsford
Abbotsford West
V2T 0A4

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2009
Frontage(feet): 70.57	Bathrooms: 3	Age: 17
Frontage(metres): 21.51	Full Baths: 3	Zoning: RS3
Depth / Size: 135.80	Half Baths: 0	Gross Taxes: \$6,500.42
Lot Area (sq.ft.): 9,504.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.22	P.I.D.: 026-788-055	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT B, PLAN BCP25696, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21'0 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Below	Living Room	11'4 x 9'8	Main 3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8	Above 3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13'0 x 8'0	Below 3
Finished Floor (Total):	4,218sq. ft.	Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10	
Unfinished Floor:	0	Main	Living Room	12'6 x 14'8			x	
Grand Total:	4,218sq. ft.	Main	Nook	9'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'0 x 13'10			x	
Suite: Unauthorized Suite		Above	Bedroom	13'6 x 11'0			x	
Basement: Full		Above	Bedroom	12'2 x 11'4			x	
		Above	Laundry	9'4 x 5'4			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **16**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **LPT Realty ULC**

Beautiful custom-built 7-bedroom, 5-bathroom home located in a highly desirable neighbourhood, offering over 4,200 sq. ft. of well-planned living space. This elegant residence features scenic views from the back deck, cozy gas fireplaces, and the comfort of air conditioning. It also includes a 2-bedroom suite and a bachelor suite, ideal for extended family or additional rental income. Please allow sufficient notice for showings.



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Active
R3075111
Board: F
House/Single Family

2736 AQUILA DRIVE

Abbotsford
Abbotsford East
V3G 0C7

Residential Detached

\$1,549,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2016
Frontage(feet): 72.50	Bathrooms: 4	Age: 10
Frontage(metres): 22.10	Full Baths: 3	Zoning: N51
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,080.21
Lot Area (sq.ft.): 10,109.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 027-828-638	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Sumas Prairie		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :court ordered sale**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39983**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby**

Features:

Finished Floor (Main):	1,375	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,331	Main	Great Room	17' x 16'	Bsmt	Living Room	12' x 14'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 14'8"	Bsmt	Kitchen	6' x 14'8"	Main 2
Finished Floor (Below):	0	Main	Kitchen	17' x 16'	Bsmt	Bedroom	11' x 9'10"	Above 4
Finished Floor (Basement):	1,313	Main	Den	12' x 10'6"	Bsmt	Bedroom	11'8" x 11'8"	Above 5
Finished Floor (Total):	4,019sq. ft.	Main	Pantry	5'3" x 4'5"	Bsmt	Utility	17'2" x 6'9"	Bsmt 4
Unfinished Floor:	0	Main	Foyer	6'10" x 6'7"	Bsmt	Storage	6' x 11'8"	
Grand Total:	4,019sq. ft.	Main	Mud Room	9'8" x 6'9"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17' x 13'4"				
		Above	Walk-In Closet	10'6" x 7'10"				
		Above	Bedroom	13'2" x 11'				
		Above	Bedroom	11'8" x 10'8"				
		Above	Laundry	9'8" x 6'9"				
		Bsmt	Media Room	17' x 16'				

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

Court Ordered Sale. Quality built 3 level home located on a quiet street with Valley views. This home showcases quality craftsmanship and custom millwork throughout. High ceilings in the great room and adjoining white kitchen is an entertainer's dream. 5 bdrms inc a 2 bed unauthorized accommodation. 3 car garage, media room, covered sundeck and fabulous views.



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Active
R3093805
Board: F
House/Single Family

35632 EAGLE VIEW PLACE

Abbotsford
Abbotsford East
V3G 0C8

Residential Detached

\$1,549,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,549,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2015**
Frontage(feet): **67.70** Bathrooms: **4** Age: **11**
Frontage(metres): **20.63** Full Baths: **3** Zoning: **N51**
Depth / Size: **140.30** Half Baths: **1** Gross Taxes: **\$7,373.15**
Lot Area (sq.ft.): **7,187.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **027-828-913** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountain /Valley views**
Complex/Subdiv: **Eagle Mountain**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes :COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 55 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39983**

Amenities:
Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main):	1,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,295	Main	Foyer	13'2 x 10'3	Above	Bedroom	13'4 x 11'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'0 x 12'10	Above	Office	17'3 x 10'1	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 12'11	Above	Media Room	16'5 x 14'1	Above 4
Finished Floor (Basement):	0	Main	Eating Area	11'2 x 10'3			x	Above 5
Finished Floor (Total):	3,846sq. ft.	Main	Kitchen	16'11 x 15'11			x	Above 4
Unfinished Floor:	0	Main	Laundry	13'1 x 9'2			x	
Grand Total:	3,846sq. ft.	Main	Walk-In Closet	13'3 x 5'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	3'1 x 7'2			x	
Suite: None		Above	Primary Bedroom	17'1 x 14'10			x	
Basement: None		Above	Walk-In Closet	10'2 x 5'5			x	
		Above	Bedroom	12'2 x 10'6			x	
		Above	Walk-In Closet	7'9 x 7'5			x	
		Above	Bedroom	11'6 x 9'5			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Skystreet Real Estate Marketing**

Court-Ordered Sale. Located on a quiet cul-de-sac on a flat lot, this impressive 3-storey custom home offers over 3,800 + sq ft of living space. Quality craftsmanship throughout with stone exterior, European-style windows, and composite tile roof. Grand foyer with marble flooring and vaulted ceilings. Main floor features formal living and dining areas, spacious kitchen with oversized island and separate spice kitchen, plus eating area, powder room, laundry, and double garage. Upstairs offers 4 bedrooms including a luxurious primary with covered deck and spa-like ensuite. Top floor includes media room/bedroom with bar and full bath. Private backyard with outdoor fireplace and mountain views.



Presented by:
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Active
R3087537
Board: F
House with Acreage

4033 PRAIRIE STREET
Abbotsford
Abbotsford West
V4X 1X2

Residential Detached
\$3,299,999 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,299,999
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2015
Frontage(feet): 281.00	Bathrooms: 10	Age: 11
Frontage(metres): 85.65	Full Baths: 9	Zoning: SSMUH4
Depth / Size:	Half Baths: 1	Gross Taxes: \$16,435.16
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 1.00	P.I.D.: 003-022-030	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: MOUNTAINS	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., Carriage/Coach House	Total Parking: 35 Covered Parking: 7 Parking Access: Rear
Construction: Frame - Wood, Other	Parking: Garage; Triple, Other
Exterior: Fibre Cement Board, Stone, Stucco	Driveway Finish: Asphalt, Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block Dist. to School Bus: 1KM
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 5 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No
Fuel/Heating: Electric, Forced Air, Radiant	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck	Floor Finish: Hardwood, Laminate, Wall/Wall/Mixed, Carpet
Type of Roof: Asphalt	

Legal: **LOT 18 SECTION 32 TOWNSHIP 16 PLAN NWP62037 NWD LEGAL SUBDIVISION 2.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cleared, Cul-de-Sac, Paved Road, Private Setting, Recreation Nearby**

Features: **Clothes Dryer, Clothes Washer, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Jetted Bathtub, Range Top, Vaulted Ceiling, Wet Bar**

Finished Floor (Main):	2,472	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,670	Main	Foyer	Above	Bedroom	Floor #Pcs
Finished Floor (AbvMain2):	966	Main	Office	Above	Bedroom	Main 5
Finished Floor (Below):	0	Main	Primary Bedroom	Above	Bedroom	Main 2
Finished Floor (Basement):	2,472	Main	Living Room	Main	Walk-In Closet	Above 5
Finished Floor (Total):	7,580sq. ft.	Main	Dining Room	Bsmt	Bedroom	Above 4
Unfinished Floor:	0	Main	Great Room	Bsmt	Kitchen	Above 3
Grand Total:	7,580sq. ft.	Main	Wok Kitchen	Bsmt	Bedroom	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	Bsmt	Living Room	Bsmt 4
Suite: Legal Suite, Unauthorized Suite		Main	Eating Area	Bsmt	Bedroom	Abv Main 2 4
Basement: Full, Fully Finished, Separate Entry		Main	Laundry	Bsmt	Media Room	Abv Main 2
Crawl/Bsmt. Height: # of Levels: 4		Main	Walk-In Closet	Bsmt	Recreation Room	Abv Main 2 4
# of Kitchens: 4 # of Rooms: 33		Above	Primary Bedroom	Bsmt	Hobby Room	Below 3
		Above	Walk-In Closet	Bsmt	Storage	

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Global Force Realty**

A rare opportunity to own a custom-built luxury estate set on a massive, flat 1-acre lot right in town. This incredible 7,000+ SQFT home delivers uncompromising scale & design with soaring vaulted ceilings, 11 bedrooms (4 ensuites), 12 bathrooms, 5 full kitchens equipped with high-end appliances, 4 laundries & many more custom features. The grand entrance leads to an elegant family room with one of five fireplaces, a refined formal dining area, private theatre, bar, & expansive patios ideal for entertaining. Relax in the private hot tub setting or take advantage of the extensive parking for all your toys. BONUS: a fully self-contained coach house with its own driveway & separate road access, offering incredible flexibility. Unmatched luxury & way too much to list, call to book your showing



Presented by:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R3058301
Board: F
House with Acreage

30150 OLD YALE ROAD

Abbotsford
Aberdeen
V4X 2N7

Residential Detached

\$6,700,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$6,700,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **9999**
Frontage(feet): **221.36** Bathrooms: **3** Age: **999**
Frontage(metres): **67.47** Full Baths: **3** Zoning: **A1-O**
Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$39,761.00**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **4.15** P.I.D.: **002-772-418** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: _____
View: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Septic**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Renovations: _____ Reno. Year: _____
of Fireplaces: _____ R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: _____ Metered Water: _____
Fuel/Heating: **Hot Water, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Legal: **LOT 2 EXCEPT: PARCEL "A" (REFERENCE PLAN 9860) OF THE NORTH EAST QUARTER OF SECTION 23 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 4301 DBL EXP # C8073075**

Amenities: _____
Site Influences: **Paved Road**
Features: _____

Finished Floor (Main):	3,950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'8" x 15'8"	Above	Bedroom	15'5" x 12'5"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'8" x 12'5"			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	18' x 13'2"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	20' x 16'1"			x	Above 3
Finished Floor (Total):	3,950sq. ft.	Main	Bedroom	13'1" x 13'			x	
Unfinished Floor:	0	Main	Bedroom	11'8" x 8'8"			x	
Grand Total:	3,950sq. ft.	Main	Eating Area	12'2" x 8'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	19'11" x 14'6"			x	
Suite: None		Main	Bedroom	11'8" x 8'8"			x	
Basement: None		Main	Den	11'8" x 7'8"			x	
		Main	Laundry	11'8" x 11'			x	
		Main	Games Room	19'7" x 15'5"			x	
		Main	Family Room	18' x 15'2"			x	
Crawl/Bsmt. Height: _____	# of Levels: 1	Manuf Type:	Registered in MHR?: _____		PAD Rental:		_____	
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE: _____		Maint. Fee:		_____	
		ByLaw Restrictions:	_____					

Listing Broker(s): **eXp Realty**

Prime 4.15-acre property Approximately 1.5+ acres of usable land (buyer to verify) provides ample outdoor space for recreation, gardening, or future expansion. Ideally situated along the Fraser Hwy & Mt. Lehman corridor, this property offers exceptional accessibility—just seconds to Hwy #1, Highstreet Mall, the USA Border, and Abbotsford International Airport. Zoned General Industrial in the OCP, offering both residential comfort and long-term investment potential.