

Active
R3140521
Board: F
Apartment/Condo

316 31850 UNION AVENUE

Abbotsford
Abbotsford West
V2T 4V2

Residential Attached

\$234,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$234,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1986
Frontage(feet):	Bathrooms: 1	Age: 40
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,171.06
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain: No	P.I.D.: 005-181-330	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Fernwood Manor		
First Nation		
Services Connctd: Community, Electricity		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 55 OF SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2472 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

Site Influences:
Features:

Finished Floor (Main): **1,043**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,043 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,043 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Pacific Quorum Properties Inc.**
Maint Fee: **\$505.20**
Maint Fee Includes: **Caretaker, Sewer**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-854-1734**
Council/Park Apprv?:

Locker:

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

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed**
Restricted Age: **55+**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

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

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

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

Top Floor Living at Fernwood Manor! Welcome to one of Abbotsford's most sought-after 55+ communities. This spacious top-floor home offers two generously sized bedrooms and one bathroom, featuring wide hallways for excellent accessibility. The expansive west-facing balcony includes a convenient storage locker and showcases beautiful mountain views—the perfect spot to enjoy your morning coffee or evening sunsets. Fernwood Manor offers an exceptional lifestyle with two guest suites, a workshop, exercise room, games room with pool table, meeting room, beautifully maintained gardens, and a welcoming community atmosphere.

Active R3129752 Board: F Apartment/Condo	107 2943 NELSON PLACE Abbotsford Central Abbotsford V2S 0C8	Residential Attached \$267,900 (LP) (SP)																																																																																										
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Sold Date:</td> <td style="width:33%;">If new, GST/HST inc?:</td> <td style="width:33%;">Original Price: \$283,419</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 1</td> <td>Approx. Year Built: 2009</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 1</td> <td>Age: 17</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 1</td> <td>Zoning: RML</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$1,540.66</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2025</td> </tr> <tr> <td>Flood Plain: No</td> <td>P.I.D.: 028-040-619</td> <td>Tax Inc. Utilities?: No</td> </tr> <tr> <td>View: No :</td> <td></td> <td>Tour:</td> </tr> <tr> <td colspan="3">Complex / Subdiv: The Edgebrook</td> </tr> <tr> <td colspan="3">First Nation</td> </tr> <tr> <td colspan="3">Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water</td> </tr> <tr> <td colspan="3">Sewer Type: City/Municipal Water Supply: City/Municipal</td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$283,419	Meas. Type:	Bedrooms: 1	Approx. Year Built: 2009	Frontage(feet):	Bathrooms: 1	Age: 17	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																																																								
	Sold Date:	If new, GST/HST inc?:	Original Price: \$283,419																																																																																									
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2009																																																																																										
Frontage(feet):	Bathrooms: 1	Age: 17																																																																																										
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: Frame - Wood Exterior: Fibre Cement Board, Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: None Fuel/Heating: Baseboard, Electric Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage Underbuilding Dist. to Public Transit: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Mixed, Vinyl/Linoleum																																																																																											
Legal: STRATA LOT 7, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER DISTRICT, STRATA PLAN BCS3593 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																												
Amenities: Elevator, In Suite Laundry Site Influences: Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby Features:																																																																																												
Finished Floor (Main): 636 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 636 sq. ft. Unfinished Floor: 0 Grand Total: 636 sq. ft.	Units in Development: Exposure: North Mgmt. Co's Name: Advantage Property Management Maint Fee: \$265.34 Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal 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:																																																																																											
Suite: None Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1 # of Levels: 1 # of Rooms: 4	Tot Units in Strata: 73 Locker: No Storeys in Building: 4 Mgmt. Co's #: 877-858-7368 Council/Park Apprv?: # of Pets: 2 Cats: Yes Dogs: Yes																																																																																											
<table style="width:100%; border: none;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>9'0 x 9'0</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'0 x 12'0</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>14'0 x 10'0</td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>5'0 x 5'0</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table>	Floor	Type	Dimensions	Main	Kitchen	9'0 x 9'0	Main	Living Room	13'0 x 12'0	Main	Bedroom	14'0 x 10'0	Main	Laundry	5'0 x 5'0			x			x			x			x	<table style="width:100%; border: none;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> <tr> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>4</td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>2</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td>No</td> </tr> </table>		Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?			x	1	Main	4	No			x	2			No			x	3			No			x	4			No			x	5			No			x	6			No			x	7			No			x	8			No
Floor	Type	Dimensions																																																																																										
Main	Kitchen	9'0 x 9'0																																																																																										
Main	Living Room	13'0 x 12'0																																																																																										
Main	Bedroom	14'0 x 10'0																																																																																										
Main	Laundry	5'0 x 5'0																																																																																										
		x																																																																																										
		x																																																																																										
		x																																																																																										
		x																																																																																										
Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																																																						
		x	1	Main	4	No																																																																																						
		x	2			No																																																																																						
		x	3			No																																																																																						
		x	4			No																																																																																						
		x	5			No																																																																																						
		x	6			No																																																																																						
		x	7			No																																																																																						
		x	8			No																																																																																						
Listing Broker(s): Macdonald Realty (Surrey/152) Macdonald Realty (Surrey/152)																																																																																												
Welcome to Edgebrook! This ground floor 1 bedroom, 1 bathroom condo features 636 sq ft of space, perfect for the first time buyer or down-sizer looking for affordable living. The combined living and dining area faces north to a large walkout patio and fully fenced yard, perfect for entertaining and summer BBQs. The galley kitchen features granite counter tops leading to additional storage that can be used as a pantry and laundry room. Walking distance to Superstore, Seven Oaks Shopping Centre, West Oaks Mall, restaurants, coffee shops, parks & much more!																																																																																												

Active R3142391 Board: F Townhouse	1006 1750 MCKENZIE ROAD Abbotsford Central Abbotsford V2S 3Z3	Residential Attached \$339,000 (LP) (SP)																																																															
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$339,000</td> </tr> <tr> <td>Meas. Type: Feet</td> <td>Bedrooms: 2</td> <td>Approx. Year Built: 1990</td> </tr> <tr> <td>Frontage(feet): 0.00</td> <td>Bathrooms: 1</td> <td>Age: 36</td> </tr> <tr> <td>Frontage(metres): 0.00</td> <td>Full Baths: 1</td> <td>Zoning: RM45</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$1,825.44</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2025</td> </tr> <tr> <td>Flood Plain: No</td> <td>P.I.D.: 016-321-987</td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: :</td> <td></td> <td>Tour:</td> </tr> <tr> <td colspan="3">Complex / Subdiv: Alderglen</td> </tr> <tr> <td colspan="3">First Nation</td> </tr> <tr> <td colspan="3">Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water</td> </tr> <tr> <td colspan="3">Sewer Type: City/Municipal Water Supply: City/Municipal</td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$339,000	Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1990	Frontage(feet): 0.00	Bathrooms: 1	Age: 36	Frontage(metres): 0.00	Full Baths: 1	Zoning: RM45	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,825.44	Sq. Footage: 0.00		For Tax Year: 2025	Flood Plain: No	P.I.D.: 016-321-987	Tax Inc. Utilities?:	View: :		Tour:	Complex / Subdiv: Alderglen			First Nation			Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water			Sewer Type: City/Municipal Water Supply: City/Municipal																													
	Sold Date:	If new, GST/HST inc?:	Original Price: \$339,000																																																														
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1990																																																															
Frontage(feet): 0.00	Bathrooms: 1	Age: 36																																																															
Frontage(metres): 0.00	Full Baths: 1	Zoning: RM45																																																															
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,825.44																																																															
Sq. Footage: 0.00		For Tax Year: 2025																																																															
Flood Plain: No	P.I.D.: 016-321-987	Tax Inc. Utilities?:																																																															
View: :		Tour:																																																															
Complex / Subdiv: Alderglen																																																																	
First Nation																																																																	
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water																																																																	
Sewer Type: City/Municipal Water Supply: City/Municipal																																																																	
<table style="width:100%;"> <tr> <td style="width:50%;"> Style of Home: 1 Storey, Upper Unit Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Asphalt </td> <td style="width:50%;"> Total Parking: 1 Covered Parking: 0 Parking Access: Parking: Add. Parking Avail., Open, Visitor Parking Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: </td> </tr> </table>			Style of Home: 1 Storey, Upper Unit Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Asphalt	Total Parking: 1 Covered Parking: 0 Parking Access: Parking: Add. Parking Avail., Open, Visitor Parking Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:																																																													
Style of Home: 1 Storey, Upper Unit Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Asphalt	Total Parking: 1 Covered Parking: 0 Parking Access: Parking: Add. Parking Avail., Open, Visitor Parking Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:																																																																
Legal: STRATA LOT 80, PLAN NWS3306, SECTION 15, 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 Site Influences: Recreation Nearby, Shopping Nearby Features:																																																																	
<table style="width:100%;"> <tr> <td style="width:30%;"> Finished Floor (Main): 961 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 961 sq. ft. Unfinished Floor: 0 Grand Total: 961 sq. ft. </td> <td style="width:40%;"> Units in Development: Exposure: Mgmt. Co's Name: Maint Fee: \$358.75 Maint Fee Includes: Garbage Pickup, Gardening, Snow removal </td> <td style="width:30%;"> Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: </td> </tr> </table>			Finished Floor (Main): 961 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 961 sq. ft. Unfinished Floor: 0 Grand Total: 961 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Maint Fee: \$358.75 Maint Fee Includes: Garbage Pickup, Gardening, Snow removal	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?:																																																												
Finished Floor (Main): 961 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 961 sq. ft. Unfinished Floor: 0 Grand Total: 961 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Maint Fee: \$358.75 Maint Fee Includes: Garbage Pickup, Gardening, Snow removal	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: Council/Park Apprv?:																																																															
<table style="width:100%;"> <tr> <td style="width:30%;"> Suite: Basement: None Crawl/Bsmt. Ht.: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7 </td> <td style="width:70%;"> Bylaws Restrictions: Rentals Allowed, Rentals Allwd w/Restrctns Restricted Age: # of Pets: 1 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: </td> </tr> </table>			Suite: Basement: None Crawl/Bsmt. Ht.: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7	Bylaws Restrictions: Rentals Allowed, Rentals Allwd w/Restrctns Restricted Age: # of Pets: 1 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																													
Suite: Basement: None Crawl/Bsmt. Ht.: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7	Bylaws Restrictions: Rentals Allowed, Rentals Allwd w/Restrctns Restricted Age: # of Pets: 1 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																
<table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>9'4 x 7'5</td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>14'11 x 13'3</td> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13' x 10'7</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'11 x 11'8</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>6'7 x 4'5</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'7 x 9'9</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>8'4 x 7'5</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </table>			Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	9'4 x 7'5	1	Main	4	Yes	Main	Dining Room	14'11 x 13'3	2				Main	Living Room	13' x 10'7	3				Main	Primary Bedroom	13'11 x 11'8	4				Main	Walk-In Closet	6'7 x 4'5	5				Main	Bedroom	10'7 x 9'9	6				Main	Storage	8'4 x 7'5	7						x	8			
Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																											
Main	Kitchen	9'4 x 7'5	1	Main	4	Yes																																																											
Main	Dining Room	14'11 x 13'3	2																																																														
Main	Living Room	13' x 10'7	3																																																														
Main	Primary Bedroom	13'11 x 11'8	4																																																														
Main	Walk-In Closet	6'7 x 4'5	5																																																														
Main	Bedroom	10'7 x 9'9	6																																																														
Main	Storage	8'4 x 7'5	7																																																														
		x	8																																																														
Listing Broker(s): Century 21 Creekside Realty																																																																	
This 2 bed, 1 bath home offers a bright, functional layout with comfortable living space and excellent value for first-time buyers, down-sizers, or investors. The open concept living and dining area creates a welcoming atmosphere, while the kitchen provides practical storage and everyday functionality. Both bedrooms are generously sized, offering flexibility for family, guests, or a home office. Ideally located in a desirable complex close to parks, schools, transit, shopping, and other local amenities, this is a great opportunity to get into the market in a convenient location. 1 dog or cat allowed, 25lbs maximum.																																																																	

Active
R3126021
Board: F
Apartment/Condo

6 32828 LANDEAU PLACE

Abbotsford
Central Abbotsford
V2S 0M4

Residential Attached

\$439,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$475,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: RMM
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,247.33
Sq. Footage: 0.00	P.I.D.: 031-332-625	For Tax Year: 2025
Flood Plain: No		Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Court West		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 6, PLAN EPS7290, 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**

Amenities: **Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): 792	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #:	
Finished Floor (Below): 237	Maint Fee: \$434.70	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 1,029 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,029 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
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: 2			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	6'4 x 4'7			x	1	Below	2	No
Below	Living Room	7'7 x 16'11			x	2	Main	4	No
Main	Living Room	11'0 x 14'1			x	3			
Main	Kitchen	8'10 x 8'9			x	4			
Main	Laundry	7'6 x 2'6			x	5			
Main	Den	8'5 x 7'4			x	6			
Main	Primary Bedroom	10'6 x 9'11			x	7			
		x			x	8			

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

Welcome to The Court! This unique 1-bedroom plus den loft offers 1,029 sqft of thoughtfully designed living space in the heart of Abbotsford. The upper level features the bright and open main living area, while the lower level includes a versatile living/flex space & a convenient powder room—perfect for a home office, guest space, or additional living area. A standout feature of this home is the impressive 337 sq ft private outdoor patio, complete with its own street-level entrance & direct access to the underground parking garage, offering the convenience and feel of townhouse-style living. This exceptional loft also includes two secure side-by-side underground parking stalls, a storage locker, and access to a secure resident bicycle room. EV charging is available for added convenience.

Active
R3114624

Board: F
Townhouse

39 32777 CHILCOTIN DRIVE

Abbotsford
Central Abbotsford
V2T 5W4

Residential Attached

\$549,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 3	Zoning: RM16
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,124.45
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 023-767-774	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
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: **CITY OF ABBOTSFORD PARCEL IDENTIFIER: 023-767-774 STRATA LOT 20 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2032 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, In Suite Laundry**

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

Finished Floor (Main): **1,289**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **794**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,083 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,083 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **ASSOCIA**
Maint Fee: **\$381.53**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **85** Locker:
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'8 x 12'8	Below	Storage	8'6 x 4'6	1	Main	4	No
Main	Nook	6'8 x 9'11	Below	Laundry	12'5 x 6'5	2	Main	4	Yes
Main	Bedroom	10'6 x 12'1			x	3	Below	3	No
Main	Dining Room	13'7 x 10'11			x	4			No
Main	Living Room	11'9 x 15'3			x	5			No
Main	Primary Bedroom	10'10 x 21'0			x	6			No
Below	Family Room	16'5 x 11'9			x	7			No
Below	Bedroom	10'0 x 14'11			x	8			No

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

Homelife Advantage Realty Ltd.

Welcome to Chilcotin Heights. Centrally located in a quiet neighborhood yet close to many amenities. This 3 bed (basement bedroom has no window) and three bathroom townhome has access from kitchen area to patio and grass area and access to balcony off living room with a nice view. With almost 2100 square feet of living space there's plenty of space for the family. This has a double garage and just steps away from lots of visitor parking. Well run strata welcoming all ages and your one dog (22 pounds/12" height max) and one cat.

