


<b>Active</b> <b>R2975785</b> Board: F Apartment/Condo	<b>104 2425 CHURCH STREET</b> Abbotsford Abbotsford West V2T 3J8	Residential Attached <b>\$255,000</b> (LP) (SP) 
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Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$329,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1987</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>39</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RML</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$1,170.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>Exempt</b>	P.I.D.: <b>008-239-401</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Ground Level Unit, Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold Strata</b>		
	Property Disc.: <b>No</b>		
Renovations:	Fixtures Leased: <b>No :</b>		
# of Fireplaces: <b>0</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Other</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Baseboard, Hot Water</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Other</b>			

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): <b>985</b>		Units in Development: <b>36</b>	Tot Units in Strata: <b>36</b>		Locker: <b>Yes</b>				
Finished Floor (Above): <b>0</b>		Exposure:	Storeys in Building: <b>3</b>						
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Pacific Quaram Properties Inc</b>	Mgmt. Co's #: <b>604-635-0260</b>						
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$405.31</b>	Council/Park Apprv?:						
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management</b>							
Finished Floor (Total): <b>985 sq. ft.</b>									
Unfinished Floor: <b>0</b>									
Grand Total: <b>985 sq. ft.</b>		Bylaws Restrictions: <b>Age Restrictions, Pets Not Allowed</b>							
Suite: <b>None</b>		Restricted Age: <b>55+</b>	# of Pets:	Cats: <b>No</b>	Dogs: <b>No</b>				
Basement: <b>None</b>		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>							
# of Kitchens: <b>1</b>		Short Term Lse-Details:							
# of Levels: <b>1</b>									
# of Rooms: <b>7</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 11'6			x	1	Main	4	No
Main	Kitchen	10' x 8'6			x	2	Main	2	Yes
Main	Dining Room	10'6 x 8'6			x	3			
Main	Primary Bedroom	15' x 11'			x	4			
Main	Bedroom	10' x 9'			x	5			
Main	Storage	5'6 x 4'2			x	6			
Main	Walk-In Closet	5' x 4'6			x	7			
		x			x	8			

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

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

**Active**  
**R3015994**  
Board: F  
Apartment/Condo

**212 33400 BOURQUIN PLACE**

Abbotsford  
Central Abbotsford  
V2S 5G3

Residential Attached

**\$316,710** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$391,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1976</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>50</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RML</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,610.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>001-587-129</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>BAKERVUE PLACE</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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!**

**Active**  
**R3060580**  
Board: F  
Apartment/Condo

**107 2943 NELSON PLACE**

Abbotsford  
Central Abbotsford  
V2S 0C8

Residential Attached

**\$322,000** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$349,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2009</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RML</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,540.66</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>028-040-619</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>The Edgebrook</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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): <b>636</b>	Units in Development:	Tot Units in Strata: <b>73</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Advantage Property Management</b>	Mgmt. Co's #: <b>604-858-7368</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$265.34</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Finished Floor (Total): <b>636 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>636 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

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

**Active**  
**R3035905**

Board: F  
Townhouse

**12 36099 WATERLEAF PLACE**

Abbotsford  
Abbotsford East  
V3G 0G5

Residential Attached

**\$760,000** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$781,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2016</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>10</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM30</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,405.02</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-162-700</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mt Baker</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Vantage at Whatcom</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: **Grge/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.**