

Active R3167152 Board: F Manufactured	41 43201 LOUGHEED HIGHWAY Mission Lake Errock V0M 1G0	Residential Detached \$279,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$279,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet): 0.00	Bathrooms: 1	Age: 34
Frontage(metres):	Full Baths: 1	Zoning: MHP
Depth / Size:	Half Baths: 0	Gross Taxes: \$1,400.00
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 300-029-125	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv: Nicomen Village		
First Nation Reserve: HOLACHTEN		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow	Total Parking: 2	Covered Parking: 0	Parking Access:
Construction: Manufactured/Mobile	Parking: Open, RV Parking Avail.		
Exterior: Aluminum	Driveway Finish:		
Foundation: Other	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: First Nations Lease	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Propane Gas	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **MHR #70486, CSA #2286, NEW WESTMINSTER LAND DISTRICT, BAY #41, 45085 NICOAMEN VILLAGE MANUFACTURED HOME PARK**

Amenities: **In Suite Laundry**

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Ski Hill Nearby**

Features:

Finished Floor (Main):	934	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14'4 x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x 10'3			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11'6 x 10'10			x	
Finished Floor (Basement):	0	Main	Bedroom	9'8 x 9'0			x	
Finished Floor (Total):	934sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	934sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$420.00				
# of Kitchens: 1	# of Rooms: 4	MHR#: 070486	CSA/BCE: 22486	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Real Broker BC Ltd**

Affordable opportunity in Nicomen Park! This 2 bedroom, 1 bathroom mobile home offers plenty of potential for buyers looking to add their own personal touches. The home features an open living room and kitchen, creating a comfortable and functional main living space. Enjoy a large deck with plenty of room for outdoor entertaining and relaxing. Conveniently located just a short drive from Mission, with easy access to Kilby Beach and Harrison Hot Springs for year-round recreation. A great opportunity to create a comfortable home in a peaceful setting.

Active R3149881 Board: F House/Single Family	32275 CLINTON AVENUE Abbotsford Abbotsford West V2T 5B3	Residential Detached \$810,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$810,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 59.00	Bathrooms: 2	Age: 37
Frontage(metres): 17.98	Full Baths: 2	Zoning: SSMUH2
Depth / Size: 98.4	Half Baths: 0	Gross Taxes: \$5,167.28
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 012-889-091	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Greenspace		
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, 3 Level Split	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail.		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Fuel/Heating: Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Floor Finish: Laminate		

Legal: **LOT 1, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER DISTRICT PLAN 80126**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,173	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	356	Main	Living Room	17'3 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 10'0			x	Above 3
Finished Floor (Below):	0	Main	Family Room	19'0 x 12'0			x	Below 3
Finished Floor (Basement):	0	Main	Dining Room	12'0 x 10'0			x	
Finished Floor (Total):	1,529sq. ft.	Main	Laundry	6'3 x 6'0			x	
Unfinished Floor:	0	Above	Primary Bedroom	13'0 x 12'0			x	
Grand Total:	1,529sq. ft.	Above	Walk-In Closet	4'0 x 6'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 9'0			x	
		Above	Bedroom	12'0 x 10'0			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			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): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

Come view this 1,529 sq. ft., 3 bedroom, 2 bathroom, 3 level split home situated on a 5,813 sq. ft. lot in the heart of West Abbotsford. As you enter the home, you will find a spacious, bright living room which leads to the dining room and updated peninsula kitchen with plenty of counter and cabinet space. Upstairs you will find a roomy primary bedroom, 2 additional generous sized bedrooms and a full bathroom. Below is another family room which leads to the laundry, 2nd full bathroom and double side by side garage. The private walkout yard backs onto a greenbelt and discovery trail. Walking distance to schools, Clearbrook Park, Rec Centre, Rotary Stadium, Abbotsford Exhibition Park and close to shopping, restaurants, banks, HWY 1 and more!

Active R3135946 Board: F House/Single Family	1524 KIMBERLEY STREET Abbotsford Poplar V2S 8B2	Residential Detached \$819,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 73.00	Bathrooms: 2	Age: 37
Frontage(metres): 22.25	Full Baths: 2	Zoning: TH1
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,191.37
Lot Area (sq.ft.): 8,647.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 012-324-477	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Other, Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 200M	Dist. to School Bus: 1100M	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish: Hardwood, Laminate, Tile		

Legal: **LOT 22, PLAN NWP79256, PART NE1/4, SECTION 9, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,327	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 18'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 8'7			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'4 x 8'11			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'16 x 12'17			x	
Finished Floor (Total):	1,327sq. ft.	Main	Bedroom	8'11 x 15'6			x	
Unfinished Floor:	0	Main	Bedroom	8'11 x 10'3			x	
Grand Total:	1,327sq. ft.	Main	Family Room	15'1 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'0 x 5'1			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Attention investors, developers, and renovation enthusiasts! This court-ordered sale presents an opportunity in Abbotsford's Poplar neighbourhood. Situated on a generous 8,647 sq ft lot, this 3-bed 2-bath rancher offers potential to renovate, hold, or explore future redevelopment possibilities. With growing demand for housing in the area, buyers to verify all development opportunities for potential multi-housing options with City of Abbotsford. Located directly across from Ketch Park, enjoy a family-friendly setting with green space at your doorstep. Conveniently close to schools, shopping, restaurants, transit, and everyday amenities with quick access to Highway #1 for easy commuting. A rare chance to secure a large lot in a prime location with upside potential.

Active R3114628 Board: F House/Single Family	2802 UPLAND CRESCENT Abbotsford Abbotsford West V2T 2E9	Residential Detached \$849,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,089,900
Meas. Type: Metres	Bedrooms: 6	Approx. Year Built: 1972
Frontage(feet): 112.56	Bathrooms: 4	Age: 54
Frontage(metres): 34.31	Full Baths: 4	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,507.55
Lot Area (sq.ft.): 17,424.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 005-025-397	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
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: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel: Electric	Floor Finish: Mixed		
Fuel/Heating: Hot Water, Natural Gas, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 425, PLAN NWP40295, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,540	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Family Room	20'5 x 13'6	Bsmt	Bedroom	10' x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 11'3			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	11'3 x 7'10			x	Bsmt	3
Finished Floor (Basement):	1,488	Main	Living Room	10' x 14'			x		
Finished Floor (Total):	3,028sq. ft.	Main	Primary Bedroom	15'5 x 9'11			x		
Unfinished Floor:	0	Main	Bedroom	12'4 x 10'			x	Main	3
Grand Total:	3,028sq. ft.	Main	Bedroom	13'6 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	21'1 x 19'9			x	Below	
Suite: Unauthorized Suite		Bsmt	Kitchen	14'9 x 14'1			x		
Basement: Full, Fully Finished, Separate Entry		Bsmt	Living Room	12' x 10'10			x	Bsmt	3
		Bsmt	Kitchen	10'8 x 8'			x		
		Bsmt	Bedroom	11' x 10'10			x		
		Bsmt	Bedroom	10' x 10'			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 Truepeak Realty**

Spacious home on large, private 17,500 sq ft lot! This beautifully renovated 3,100 sq ft property offers extensive updates throughout, including kitchens, bathrooms, lighting, plumbing fixtures, flooring, windows, water tanks, and roof. The main level features 3 bedrooms & 2 bathrooms, while the lower level includes a 2-bedroom suite plus potential for an additional 1-bedroom in-law suite—perfect for extended family or rental income. Enjoy fully fenced front and back yards, a double garage, and plenty of additional driveway parking. Zoned for Small-Scale Multi-Unit Housing - development potential!! (buyer to verify with the city). Conveniently close to schools, shopping, Discovery Trail, Fish Trap Creek Park, Highway 1, Highstreet Shopping Centre, and more!

Active
R3139781
Board: F
House/Single Family

8627 HENDERSON STREET

Mission
Mission BC
V2V 7P9

Residential Detached

\$868,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$938,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2004**
Frontage(feet): **55.76** Bathrooms: **3** Age: **22**
Frontage(metres): **17.00** Full Baths: **3** Zoning: **UC465**
Depth / Size: **98.85** Half Baths: **0** Gross Taxes: **\$4,145.11**
Lot Area (sq.ft.): **5,511.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.13** P.I.D.: **025-741-233** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv: **Cedar Valley Estates**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Sanitation** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN BCP7108, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**

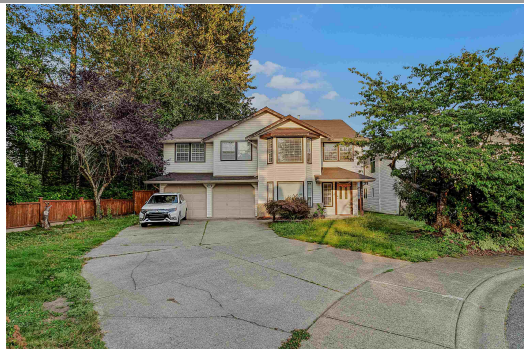
Features: **Air Conditioning, Dishwasher**

Finished Floor (Main):	1,369	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	29'7 x 19'3	Below	Bedroom	10'7 x 9'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'8 x 6'8	Below	Recreation Room	26'7 x 15'2	Main	4
Finished Floor (Below):	1,004	Main	Kitchen	12'8 x 8'4			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	14'5 x 13'7			x	Below	4
		Main	Walk-In Closet	4'8 x 4'			x		
Finished Floor (Total):	2,373sq. ft.	Main	Other	7'11 x 7'10			x		
Unfinished Floor:	0	Main	Bedroom	10'1 x 10'			x		
Grand Total:	2,373sq. ft.	Main	Bedroom	10'7 x 10'2			x		
		Main	Other	7'11 x 4'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	10'1 x 8'7			x		
		Below	Den	10' x 9'2			x		
Suite:		Below	Laundry	9'2 x 5'6			x		
Basement: Full		Below	Other	8'1 x 5'			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 2								
# of Kitchens: 1	# of Rooms: 15								

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

The property is located in Mission's established Cedar Valley neighborhood, a family-oriented community that offers convenient access to a wide range of shopping, recreational, and everyday amenities. Residents are just a short drive from grocery stores, restaurants, coffee shops, pharmacies, banks, and other retail services in both Cedar Valley and downtown Mission. The area also provides excellent recreational opportunities, including parks, playgrounds, walking and cycling trails, sports fields, fitness facilities, community centers, and nearby golf courses. Outdoor enthusiasts can enjoy easy access to the Fraser River, local hiking trails, and the surrounding mountain scenery. Combined with nearby schools and community services, the location offers a desirable balance of convenience.

Active R3152878 Board: F House/Single Family	8496 COX DRIVE Mission Mission BC V2V 6V3	Residential Detached \$897,800 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$950,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1993
Frontage(feet): 61.00	Bathrooms: 3	Age: 33
Frontage(metres): 18.59	Full Baths: 3	Zoning: R558
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,290.46
Lot Area (sq.ft.): 6,900.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.16	P.I.D.: 017-833-213	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: Yes :As is where is		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 27, PLAN LMP5409, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,485	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'11 x 12'6	Below	Living Room	9'2 x 14'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 10'9	Below	Bedroom	11' x 14'5	Main	4
Finished Floor (Below):	1,563	Main	Kitchen	11'8 x 9'9	Below	Office	10'7 x 9'8	Main	4
Finished Floor (Basement):	0	Main	Eating Area	9'9 x 9'			x	Below	3
		Main	Family Room	11'10 x 19'8			x		
Finished Floor (Total):	3,048sq. ft.	Main	Primary Bedroom	11'3 x 13'11			x		
Unfinished Floor:	0	Main	Walk-In Closet	8'6 x 6'5			x		
Grand Total:	3,048sq. ft.	Main	Bedroom	14'2 x 8'9			x		
		Main	Bedroom	11'3 x 12'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	15'4 x 8'8			x		
		Below	Recreation Room	12'2 x 16'11			x		
Suite: Unauthorized Suite		Below	Bedroom	10'1 x 11'9			x		
Basement: Fully Finished, Separate Entry		Below	Kitchen	12'2 x 14'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Nationwide Realty Corp.**

Amazing location. Situated in a quiet cul de sac just around the corner from Edwin S Richards arts-based elementary school. On the main floor you will find a large living and dining room with loads of windows. Kitchen has an adjacent eating area that steps out to a party-sized sundeck. Family room off the kitchen has cozy gas fireplace. 3 beds on main. Ensuite and walk in closet off master. Below Recreation Room & 1 bedroom use for house. Unauthorized suite have separate entrance. Close to schools, parks and trails. Open House Sun 27, 12 to 2pm.

Active R3053688 Board: F House/Single Family	34671 LOUGHEED HIGHWAY Mission Hatzic V2V 6T1	Residential Detached \$919,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2005
Frontage(feet): 180.00	Bathrooms: 4	Age: 21
Frontage(metres): 54.86	Full Baths: 3	Zoning: R930
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,701.54
Lot Area (sq.ft.): 17,424.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 024-732-044	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Fraser River & Mountains		
Complex/Subdiv: HATZIC		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 10	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/ Carport, Open, RV Parking Avail.		
Exterior: Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: Yes :Chattels		
	Floor Finish:		

Legal: **LOT A, PLAN LMP45181, DISTRICT LOT 6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	1,121	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,140	Main	Living Room	13'3" x 24'8"	Bsmt	Bedroom	12'5" x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	31' x 19'6"	Bsmt	Bedroom	10' x 10'	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'6" x 13'			x	Above 4
Finished Floor (Basement):	1,146	Above	Primary Bedroom	13'5" x 18'2"			x	Above 4
Finished Floor (Total):	3,407sq. ft.	Above	Walk-In Closet	5'3" x 5'3"			x	Bsmt 3
Unfinished Floor:	0	Above	Bedroom	9'11" x 13'3"			x	
Grand Total:	3,407sq. ft.	Above	Bedroom	12'2" x 13'			x	
		Above	Nook	7'2" x 13'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	5' x 7'7"			x	
		Bsmt	Media Room	12'5" x 22'			x	
Suite: None		Bsmt	Foyer	3'8" x 7'8"			x	
Basement: Full, Fully Finished		Bsmt	Storage	7'3" x 13'2"			x	
		Bsmt	Utility	5'8" x 13'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Top Producers Realty Ltd.**

Two-storey home with a full basement, located in Hatzic! This residence features an expansive open-concept layout, highlighted by rich cherry hardwood flooring throughout the extra-large living room. The custom chef's kitchen complete with a massive granite island, and plenty of space for cooking and entertaining. Retreat to the primary suite featuring his-and-hers closets and a spacious ensuite. With a total of 5 bedrooms and 4 bathrooms, there's plenty of room for family and guests. Enjoy spectacular outdoor living with a wraparound deck offering breathtaking views of the Fraser River and valley, fire pit area, and a covered gazebo perfect for year-round entertaining. The large, level, fully fenced yard is ideal for families. Plus, there's a workshop and ample parking for all your toys!

Active R3150319 Board: F House/Single Family	36727 DIANNE BROOK AVENUE Abbotsford Abbotsford East V3G 0H4	Residential Detached \$925,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$934,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2021
Frontage(feet): 40.00	Bathrooms: 4	Age: 5
Frontage(metres): 12.19	Full Baths: 3	Zoning: RS6
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,139.85
Lot Area (sq.ft.): 3,358.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.08	P.I.D.: 030-373-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Electric	Fixtures Rmvd: No		
Fuel/Heating: Electric, Forced Air			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 51, PLAN EPP77068, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	929	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	843	Main	Great Room	16'0 x 12'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'0 x 10'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'0 x 14'6			x	Above 3
Finished Floor (Basement):	926	Main	Laundry	8'0 x 5'0			x	Above 3
Finished Floor (Total):	2,698sq. ft.	Above	Primary Bedroom	13'0 x 12'0			x	Bsmt 3
Unfinished Floor:	0	Above	Walk-In Closet	8'0 x 6'0			x	
Grand Total:	2,698sq. ft.	Above	Bedroom	12'0 x 11'0			x	
		Above	Bedroom	11'0 x 10'6			x	
		Above	Flex Room	7'6 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 10'			x	
		Bsmt	Family Room	12' x 14'			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	12' x 11'			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	12' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 3	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 Wheeler Cheam**

This spacious 5-bedroom, 3.5-bathroom residence in the highly sought-after South Sumas Mountain area of Abbotsford offers the perfect blend of comfort, functionality, and investment potential. Designed with versatility in mind, the home features TWO fully equipped kitchens—ideal for multi-generational living or generating rental income as a mortgage helper. Thoughtfully laid out to maximize space and flexibility, this property is a fantastic opportunity for families and investors alike.

Active
R3159413
Board: F
House/Single Family

33947 FERN STREET

Abbotsford
Central Abbotsford
V2S 1G4

Residential Detached

\$925,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$925,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1962**
Frontage(feet): **73.54** Bathrooms: **2** Age: **64**
Frontage(metres): **22.41** Full Baths: **2** Zoning: **RS3-I**
Depth / Size: **125.67** Half Baths: **0** Gross Taxes: **\$3,543.67**
Lot Area (sq.ft.): **8,997.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.21** P.I.D.: **007-602-812** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Gravel**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**

Legal: **LOT 6 PLAN NWP20237 PART1 SW SECTION 15 TOWNSHIP 16 LAND DISTRICT 36**

Amenities: **Playground**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Stove**

Finished Floor (Main):	1,145	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	21'0 x 12'0			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	15'1 x 10'3			x	
Finished Floor (Basement):	0	Main	Bedroom	14'3 x 11'1			x	
Finished Floor (Total):	1,145sq. ft.	Main	Bedroom	10'3 x 12'2			x	Main 4
Unfinished Floor:	1,170			x			x	
Grand Total:	2,315sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite				x			x	
Basement: Separate Entry, Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Pathway Executives Realty Inc.**

UNDER MARKET VALUE – COURT ORDER SALE! Exceptional opportunity at 33947 Fern St, Abbotsford. This flat, usable 8,997 sq. ft. lot (approx. 73.54 ft x 123.67 ft) offers excellent potential for builders, investors, and developers. Potential to subdivide into two lots of approximately 4,498 sq. ft. each, hold as a long-term investment, or explore a land assembly opportunity. Current RS7 zoning allows compact lots and garden suites, with future development potential to be verified with the City of Abbotsford. Close to schools, parks, shopping, and transit. Court Order Sale – Priced at \$925,000. Act Fast! All information and measurements to be independently verified by the buyer.

Active R3149163 Board: F House/Single Family	33821 GREWALL CRESCENT Mission Mission BC V2V 7B6	Residential Detached \$959,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,049,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2004
Frontage(feet): 34.00	Bathrooms: 5	Age: 22
Frontage(metres): 10.36	Full Baths: 4	Zoning: R558
Depth / Size: 20	Half Baths: 1	Gross Taxes: \$5,001.25
Lot Area (sq.ft.): 6,867.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.16	P.I.D.: 023-456-183	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Mt.Baker, Bridge, River		
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.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish: Hardwood, Mixed, Tile		

Legal: **LOT 12, PLAN LMP28726, SECTION 27, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	1,331	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,238	Main	Living Room	19'9 x 14'1	Below	Utility	10'10 x 5'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'4 x 12'9	Below	Bedroom	14'1 x 11'5	Main	2
Finished Floor (Below):	898	Bsmt	Foyer	12'8 x 5'9	Below	Kitchen	16'3 x 14'9	Above	4
Finished Floor (Basement):	0	Main	Pantry	4'1 x 4'4			x	Above	3
Finished Floor (Total):	3,467sq. ft.	Main	Family Room	17'1 x 13'0			x		
Unfinished Floor:	0	Main	Kitchen	15'0 x 16'2			x	Above	3
Grand Total:	3,467sq. ft.	Above	Primary Bedroom	17'6 x 14'5			x	Below	3
		Above	Walk-In Closet	4'9 x 7'3			x		
		Above	Bedroom	15'0 x 13'9			x		
		Above	Bedroom	12'2 x 13'9			x		
		Above	Bedroom	14'7 x 9'5			x		
		Below	Bedroom	14'1 x 11'9			x		
		Below	Storage	11'10 x 5'1			x		
Suite: Unauthorized Suite		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 2	# of Rooms: 16								

Listing Broker(s): **RE/MAX Westcoast** **RE/MAX Aldercenter Realty**

Tastefully renovated in 2021, the home features an impressive kitchen with abundant cabinetry, generous counter space, and a functional layout perfect for everyday living and entertaining. Enjoy breathtaking valley views from the top floor. Primary bedroom includes a private view deck and a beautifully appointed ensuite. A rare opportunity to own a move-in-ready home with exceptional space, versatility, and stunning views. 2 bedroom suite with a separate laundry.

Active R3112860 Board: F House/Single Family	66 14500 MORRIS VALLEY ROAD Mission Lake Errock VOM 1A1	Residential Detached \$984,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,074,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 55.00	Bathrooms: 4	Age: 2
Frontage(metres): 16.76	Full Baths: 3	Zoning: PRD-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,612.55
Lot Area (sq.ft.): 6,710.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 026-411-431	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Mountains & Golf Course		
Complex/Subdiv: Eagle Point Estates		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Community	Water Supply: Community	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail., Visitor Parking		
Exterior: Fibre Cement Board, Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold Strata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Propane Gas			
Fuel/Heating: Baseboard, Forced Air, Propane Gas	Fixtures Rmvd: No		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt	Floor Finish: Mixed		

Legal: **STRATA LOT 66, PLAN BCS1492, SECTION 35, TOWNSHIP 3, RANGE 30, MERIDIAN W6, 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: **Garden, In Suite Laundry, Storage**

Site Influences: **Golf Course Dev., Golf Course Nearby, Marina Nearby, Recreation Nearby, Ski Hill Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Security - Roughed In**

Finished Floor (Main):	1,394	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,664	Main	Foyer	7'2 x 25'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	21'0 x 9'4			x	Main 2
Finished Floor (Below):	0	Main	Living Room	21'0 x 14'9			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	15'11 x 12'0			x	Above 3
Finished Floor (Total):	3,058sq. ft.	Main	Walk-In Closet	7'11 x 5'6			x	Above 3
Unfinished Floor:	0	Main	Office	8'10 x 12'1			x	
Grand Total:	3,058sq. ft.	Main	Laundry	6'8 x 5'2			x	
		Above	Primary Bedroom	21'11 x 14'7			x	
		Above	Walk-In Closet	7'4 x 5'3			x	
		Above	Bedroom	16'2 x 11'10			x	
		Above	Walk-In Closet	7'4 x 5'4			x	
		Above	Bedroom	15'0 x 13'6			x	
		Above	Flex Room	16'2 x 11'7			x	

Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Crawl		MHR#:	CSA/BCE:	Maint. Fee: \$95.00
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions: Pets Allowed, Rentals Allowed		
# of Kitchens: 1	# of Rooms: 13			

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

NEW DREAM HOME backing SANDPIPER GOLF COURSE! HIGH END finishings INSIDE/OUT incl. 2 tone Hardi Exterior, stained CEDAR Soffits, FRAMELESS Glass railings & OVER-HEIGHT Double Garage (12' ceiling) w/ POLISHED floor! Main level features 18' CEILINGS with CHEFS DREAM kitchen centred by 5'x10' Full Slab Island capable of seating 8 people! Seamless Quartz Backsplash over Gas Range, wine fridge & quality waterproof VINYL PLANK floors! Double French doors lead to optional MAIN FLOOR PRIMARY w/ 5 pc ENSUITE incl. free standing TUB & RAIN shower! Alternate PRIMARY BED above w/ luxurious ENSUITE + 2 more HUGE rooms large enough for KING Beds all w/ W.I.C's! Flex Room above with 12' sliding walkout to one of 2 COVERED VIEW decks gazing out to golf course. Grow with Morris Valley! Quick Possession!

Active
R3136933
Board: F
House/Single Family

32317 ADAIR AVENUE
Abbotsford
Abbotsford West
V2T 4L7

Residential Detached
\$995,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,039,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**
Frontage(feet): **57.00** Bathrooms: **3** Age: **46**
Frontage(metres): **17.37** Full Baths: **2** Zoning: **SSMUH2**
Depth / Size: **106** Half Baths: **1** Gross Taxes: **\$5,103.07**
Lot Area (sq.ft.): **6,040.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **005-674-468** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No :** 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: **Basement Entry**
Construction: **Frame - Metal, Frame - Wood**
Exterior: **Aluminum, Mixed, Wood**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**
Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single**
Driveway Finish:
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2-3 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **LOT 138, PLAN NWP58802, PART SW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,275	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'10 x 17'5	Below	Kitchen	9'11 x 10'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'10 x 11'6	Below	Foyer	7'10 x 5'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	9'11 x 11'6	Below	Bedroom	12'5 x 12'9		
Finished Floor (Basement):	1,040	Main	Primary Bedroom	13'8 x 11'6	Below	Bedroom	10'2 x 10'10		
Finished Floor (Total):	2,315sq. ft.	Main	Bedroom	10' x 12'	Below	Flex Room	8' x 12'10		
Unfinished Floor:	0	Main	Bedroom	10'2 x 12'			x	Main	4
Grand Total:	2,315sq. ft.	Main	Foyer	6'6 x 3'7			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	Bsmt	4
				x			x		
Suite: Legal Suite				x			x		
Basement: Full		Below	Living Room	13'1 x 15'1			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): **eXp Realty of Canada Inc.**

Welcome to this well-maintained family home in the heart of West Abbotsford! Nestled on a quiet street, this spacious residence offers bright, functional living areas and a private backyard perfect for entertaining, children, or pets. A fully self-contained **legal suite provides an excellent mortgage helper or flexible space for extended family. Enjoy an unbeatable location just 2-3 blocks from Clearbrook Elementary and W.J. Mouat Secondary, with parks, recreation, shopping, restaurants, the library, and public transit all within walking distance. Quick access to Highway 1 makes commuting easy. An ideal opportunity for families or investors seeking comfort, convenience, and income potential.**

Active
R3159166
Board: F
House/Single Family

33993 MCPHEE PLACE

Mission
Mission BC
V2V 0E7

Residential Detached

\$999,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$999,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **55.00** Bathrooms: **4** Age: **10**
Frontage(metres): **16.76** Full Baths: **4** Zoning: **CD37**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,840.34**
Lot Area (sq.ft.): **4,865.00** Rear Yard Exp: **North** For Tax Year: **2026**
Lot Area (acres): **0.11** P.I.D.: **029-702-054** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT B SECTION 27 TOWNSHIP 17 NWD PLAN EPP 56354**

Amenities:

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

Finished Floor (Main):	1,331	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'2 x 13'11			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'3 x 11'11			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	16'2 x 10'9			x	Main	4
Finished Floor (Basement):	1,285	Main	Primary Bedroom	13'6 x 12'8			x	Bsmt	4
		Main	Bedroom	17'5 x 10'6			x	Bsmt	4
Finished Floor (Total):	2,616sq. ft.	Main	Bedroom	14'4 x 12'0			x		
Unfinished Floor:	0	Bsmt	Living Room	16'2 x 12'3			x		
Grand Total:	2,616sq. ft.	Bsmt	Kitchen	12'3 x 11'10			x		
		Bsmt	Bedroom	11'4 x 10'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'5 x 10'4			x		
		Bsmt	Den	14'5 x 12'8			x		
Suite: Unauthorized Suite		Bsmt	Laundry	7'4 x 4'11			x		
Basement: Fully Finished, Separate Entry		Bsmt	Foyer	13'5 x 8'11			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**

Opportunity Knocks! Your search is over. This excellent 5-bedroom-plus-den, 4-bathroom, basement-entry home is located in a family-friendly neighbourhood and backs onto a peaceful greenbelt. The bright white kitchen features a centre island with a breakfast bar and opens to the dining and living rooms, complete with 9-foot ceilings, large windows, and access to the deck overlooking the greenbelt. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with a walk-in closet and a 3-piece ensuite. The above-grade 2-bedroom unauthorized suite is ideal for in-laws, extended family, or as a mortgage helper. The home also features a fenced, flat lot on a quiet street, within walking distance of parks and schools. An excellent neighbourhood to raise your family!

Active R3129421 Board: F House/Single Family	2262 MCCALLUM ROAD Abbotsford Central Abbotsford V2S 3P3	Residential Detached \$999,999 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$999,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet): 64.00	Bathrooms: 1	Age: 32
Frontage(metres): 19.51	Full Baths: 1	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$5,407.49
Lot Area (sq.ft.): 7,680.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 007-538-316	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 3	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: None			
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN NWP6068, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	876	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	7'8 x 8'7			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'4 x 6'7			x	
Finished Floor (Basement):	190	Main	Primary Bedroom	13'6 x 8'8			x	
Finished Floor (Total):	1,066sq. ft.	Main	Bedroom	10' x 8'8			x	
Unfinished Floor:	0	Main	Laundry	10' x 7'			x	
Grand Total:	1,066sq. ft.	Bsmt	Recreation Room	18'8 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite:				x			x	
Basement: Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Court Ordered Sale - Assembly of 2256, 2262 & 2272 McCallum Road. Designated as Urban 1 - Midrise, with an application for a 6-storey apartment building. 2.5 FSR. Properties are improved with rental dwellings, good for interim rental income until the application proceeds. These three properties must be sold in conjunction with each other. All offers to be conditional upon court approval. Total gross site size is 22,918 sqft. Net site size is less. See attachments for details on prior application. Call for more details and drive by to view. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.

Active R3129418 Board: F House/Single Family	2256 MCCALLUM ROAD Abbotsford Central Abbotsford V2S 3N7	Residential Detached \$999,999 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$999,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1962
Frontage(feet): 63.00	Bathrooms: 1	Age: 64
Frontage(metres): 19.20	Full Baths: 1	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$5,230.36
Lot Area (sq.ft.): 7,560.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 011-169-346	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 3	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 3, PLAN NWP6068, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:							
Site Influences:							
Features:							
Finished Floor (Main): 850	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	18' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Below): 0	Main	Dining Room	10' x 8'			x	
Finished Floor (Basement): 0	Main	Primary Bedroom	12'11 x 11'11			x	
Finished Floor (Total): 850sq. ft.	Main	Bedroom	10' x 9'9			x	
Unfinished Floor: 0			x			x	
Grand Total: 850sq. ft.			x			x	
Flr Area (Det'd 2nd Res): sq. ft.			x			x	
Suite:			x			x	
Basement: Unfinished			x			x	
Crawl/Bsmt. Height: # of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1 # of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Court Ordered Sale - Assembly of 2256,2262 & 2272 McCallum Road. Designated as Urban 1 - Midrise, with an application for a 6-storey apartment building. 2.5 FSR. Properties are improved with rental dwellings, good for interim rental income until the application proceeds. These three properties must be sold in conjunction with each other. All offers to be conditional upon court approval. Total gross site size is 22,918 sqft. Net site size is less. See attachments for details on prior application. Call for more details and drive by to view. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.

Active R3106136 Board: F House/Single Family	33941 PRENTIS AVENUE Mission Mission BC V2V 0G5	Residential Detached \$1,049,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2024
Frontage(feet): 0.00	Bathrooms: 5	Age: 2
Frontage(metres):	Full Baths: 5	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,165.38
Lot Area (sq.ft.): 25,726.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.59	P.I.D.: 030-340-811	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Legal: **LOT 34, PLAN EPP78491, SECTION 22, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,332	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	9'1 x 3'9	Bsmt	Bedroom	11'4 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'1 x 10'1	Bsmt	Bedroom	10'0 x 10'3	Main 4
Finished Floor (Below):	1,289	Main	Dining Room	11'10 x 10'5	Bsmt	Living Room	22'4 x 19'1	Main 3
Finished Floor (Basement):	1,325	Main	Living Room	15'3 x 12'6	Bsmt	Utility	12'0 x 7'1	Below 4
Finished Floor (Total):	3,946sq. ft.	Main	Primary Bedroom	12'11 x 11'11			x	Below 4
Unfinished Floor:	0	Main	Walk-In Closet	7'10 x 5'1			x	Bsmt 4
Grand Total:	3,946sq. ft.	Main	Bedroom	11'11 x 9'8			x	
		Below	Bedroom	12'3 x 11'2			x	
		Below	Bedroom	13'5 x 10'8			x	
		Below	Bedroom	11'11 x 10'8			x	
		Below	Living Room	19'1 x 12'1			x	
		Below	Bedroom	10'0 x 9'5			x	
		Bsmt	Media Room	13'0 x 12'10			x	
Suite:		Manuf Type:		Registered in MHR?:	PAD Rental:			
Basement: Fully Finished, Separate Entry		MHR#:		CSA/BCE:	Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 17							

Listing Broker(s): **Real Broker BC Ltd**

Brand new 8 BED, 5 BATH home offering exceptional space and flexibility for growing or multi-generational families. Thoughtfully designed with a main floor primary bedroom for added convenience, this home also offers excellent suite potential for extended family or future income options. Quality features include a heat pump, radiant in-floor heating, and an EV-wired garage for modern comfort and efficiency. Backing onto greenspace for added privacy, this home is bright, spacious, and functional throughout—all just steps from Heritage Park Middle School and Heritage Child Care Centre, making it a fantastic choice for families.

Active R3148584 Board: F House/Single Family	2519 MAGNOLIA CRESCENT Abbotsford Abbotsford West V2T 3N1	Residential Detached \$1,095,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,500
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1969
Frontage(feet): 70.00	Bathrooms: 2	Age: 57
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,427.99
Lot Area (sq.ft.): 7,140.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.16	P.I.D.: 002-070-511	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 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) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 68, PLAN NWP33280, PART E1/2, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,168	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'8 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 13'4			x	Main 4
Finished Floor (Below):	1,103	Main	Dining Room	11'2 x 7'11			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'5 x 12'11			x	
Finished Floor (Total):	2,271 sq. ft.	Main	Bedroom	10'6 x 12'11			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x 11'			x	
Grand Total:	2,271 sq. ft.	Below	Kitchen	15'1 x 10'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	21'4 x 11'9			x	
		Below	Bedroom	11'10 x 11'1			x	
		Below	Bedroom	13'10 x 10'8			x	
		Below	Storage	6'9 x 6'			x	
		Below	Laundry	6'9 x 5'1			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full, Fully Finished, Separate Entry		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

Situated in one of the area's most desirable communities, this exceptional home offers outstanding convenience with shopping, schools, parks, and everyday amenities just minutes away. The bright main floor features a functional layout with a modern kitchen showcasing quartz countertops, warm cabinetry, and stainless steel appliances. Step onto the spacious covered deck, perfect for year-round entertaining. Upstairs offers three generous bedrooms and a full 4-piece bath. The lower level includes a private two-bedroom suite with a 3-piece bath and storage, ideal for extended family, guests, or rental income. Outside, the oversized backyard provides plenty of space for play, gardening, entertaining, or future potential.

Active R3147272 Board: F House/Single Family	2260 SENTINEL DRIVE Abbotsford Central Abbotsford V2S 5E5	Residential Detached \$1,150,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1976
Frontage(feet): 60.00	Bathrooms: 3	Age: 50
Frontage(metres): 18.29	Full Baths: 3	Zoning: RES
Depth / Size: 177	Half Baths: 0	Gross Taxes: \$5,817.26
Lot Area (sq.ft.): 10,632.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.24	P.I.D.: 006-189-245	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Grge/Double Tandem, RV Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Fuel/Heating: Hot Water, Radiant	Metered Water:	Floor Finish:	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Metal			

Legal: **LOT 109, PLAN NWP47707, PART NE1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 16'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'4 x 15'5			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	18'4 x 18'4			x	Main 4
Finished Floor (Basement):	1,860	Main	Bedroom	13'1 x 11'6			x	Bsmt 3
		Main	Bedroom	12'5 x 11'7			x	
Finished Floor (Total):	3,720sq. ft.	Main	Den	7'5 x 10'			x	
Unfinished Floor:	0	Bsmt	Games Room	26'7 x 14'10			x	
Grand Total:	3,720sq. ft.	Bsmt	Recreation Room	15'8 x 15'			x	
		Bsmt	Kitchen	11'10 x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Dining Room	9'3 x 11'2			x	
		Bsmt	Bedroom	11'2 x 10'7			x	
Suite: Unauthorized Suite		Bsmt	Living Room	18'4 x 14'			x	
Basement: Full, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.** **Momentum Realty Inc.**

Large single family home over 3,700 sqft, Rancher with basement. The Basement includes an unauthorized suite. The house was substantially renovated by the prior owner. The yard is large, 10,632 sqft and private. A good central location with a nice community feel and close proximity to all sorts of amenities. This is a Court Ordered Sale, sold As Is Where Is. Please inquire with your realtor for more details.

Active R3118338 Board: F House/Single Family	30914 UPPER MACLURE ROAD Abbotsford Abbotsford West V2T 0A4	Residential Detached \$1,199,000 (LP) (SP) M
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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:		Tour:
View: :		
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.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Electric, Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish: Laminate, Mixed, Tile		
Type of Roof: Asphalt			

Legal: **LOT 8, 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	Bsmt	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	Bsmt 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	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'0 x 13'10			x	
		Above	Bedroom	13'6 x 11'0			x	
		Above	Bedroom	12'2 x 11'4			x	
		Above	Laundry	9'4 x 5'4			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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. Court hearing scheduled Oct 20,2026 at 9:45 am in courtroom : 418, New Westminster

Active
R3135737
Board: F
House/Single Family

31525 RIDGEVIEW DRIVE
Abbotsford
Abbotsford West
V2T 5N2

Residential Detached
\$1,299,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
Frontage(feet): **68.00** Bathrooms: **4** Age: **29**
Frontage(metres): **20.73** Full Baths: **4** Zoning: **SF**
Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$6,075.63**
Lot Area (sq.ft.): **6,886.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **023-558-032** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
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: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
Parking: **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: **Yes :Court ordered sale**
Fixtures Rmvd: **Yes :Court ordered sale**
Floor Finish:

Legal: **LT 2,LD 36,SEC 30,TWN 16,PL LMP 30230,PART SW1/4**

Amenities:

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

Finished Floor (Main):	1,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Main 5
Finished Floor (Below):	1,412	Main	Kitchen	11' x 8'			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	16' x 12'			x	Below 4
Finished Floor (Total):	3,204sq. ft.	Main	Primary Bedroom	14' x 13'			x	Below 4
Unfinished Floor:	0	Main	Bedroom	12' x 9'			x	
Grand Total:	3,204sq. ft.	Main	Bedroom	11' x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 15'			x	
		Below	Bedroom	11' x 8'6			x	
		Below	Bedroom	11' x 8'6			x	
		Below	Playroom	13'4 x 12'			x	
		Below	Games Room	14' x 13'			x	
		Below	Den	12' x 10'			x	
Suite: Legal Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 13							

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

Welcome to this spacious and well-located home in desirable West Abbotsford, offering over 3,200 sq ft of living space on a generous corner lot of approximately 7,000 sq ft. This impressive property features large, well-appointed bedrooms and an expansive layout perfect for growing families. Ideally situated close to all levels of schools, recreation centers, and the Sikh temple, this home combines comfort, convenience, and prime location in one of Abbotsford's most sought-after neighborhoods

Active
R3093805
Board: F
House/Single Family

35632 EAGLE VIEW PLACE

Abbotsford
Abbotsford East
V3G 0C8

Residential Detached

\$1,318,200 (LP)

(SP) **M**



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
		Main	Kitchen	16'11 x 15'11			x	Above	4
Finished Floor (Total):	3,846sq. ft.	Main	Laundry	13'1 x 9'2			x		
Unfinished Floor:	0	Main	Walk-In Closet	13'3 x 5'5			x		
Grand Total:	3,846sq. ft.	Main	Pantry	3'1 x 7'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'1 x 14'10			x		
		Above	Walk-In Closet	10'2 x 5'5			x		
		Above	Bedroom	12'2 x 10'6			x		
Suite: None		Above	Walk-In Closet	7'9 x 7'5			x		
Basement: None		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**

Priced \$284,800 below BC Assessment. 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. Court-Ordered Sale

Active
R3138740

Board: F
House with Acreage

9540 WOODWARD STREET

Mission
Mission-West
V4S 1H9

Residential Detached

\$1,375,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,574,900**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1993**
Frontage(feet): **429.45** Bathrooms: **4** Age: **33**
Frontage(metres): **130.90** Full Baths: **4** Zoning: **RU16**
Depth / Size: Half Baths: **0** Gross Taxes: **\$9,734.62**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **4.93** P.I.D.: **004-366-000** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **12** Covered Parking: **4** Parking Access:
Parking: **DetachedGrge/ Carport, Garage; Double, RV Parking Avail.**
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 :Sold "As is - Where is"**
Floor Finish:

Legal: **LOT 25, PLAN NWP40281, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,872	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Bsmt	Foyer	13'1 x 7'	Bsmt	Kitchen	22' x 8'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Bsmt	Laundry	7'11 x 6'8	Bsmt	Living Room	22' x 10'	Main	4
Finished Floor (Below):	0	Main	Kitchen	14' x 17'8	Bsmt	Utility	15' x 5'2	Main	4
Finished Floor (Basement):	1,530	Main	Eating Area	10' x 6'2	Bsmt	Bedroom	15'3 x 9'8	Bsmt	4
Finished Floor (Total):	3,402sq. ft.	Main	Family Room	15'2 x 11'4	Bsmt	Bedroom	13'2 x 9'1	Bsmt	4
Unfinished Floor:	0	Main	Dining Room	12'10 x 11'1			x		
Grand Total:	3,402sq. ft.	Main	Living Room	25'9 x 14'1	Bsmt	Kitchen	10'10 x 8'10		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	14'5 x 13'7	Bsmt	Laundry	3' x 3'		
		Main	Walk-In Closet	9'3 x 5'	Bsmt	Living Room	13'5 x 13'7		
		Main	Bedroom	11'5 x 10'1	Bsmt	Bedroom	10'1 x 13'7		
		Main	Bedroom	15'6 x 13'5			x		
		Main	Bedroom	10'11 x 9'3			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Fully Finished, Separate Entry									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Top Producers Realty Ltd.**

COURT-ORDERED SALE! Rare opportunity to own nearly 5 acres in Silverdale's growing West Neighborhood Plan. Located at the end of a quiet cul-de-sac and directly across from active development, this property offers excellent future investment and development potential (buyers to verify with the City of Mission). The 3,452 sq. ft. basement entry home features 6 bedrooms, 4 bathrooms, and a self-contained 2-bedroom suite with separate entry. A 1,160 sq. ft. detached shop provides plenty of space for storage, hobbies, or a home-based business. Ideally situated just minutes from Mission and Maple Ridge, this is a prime opportunity to invest, hold, or build your dream estate in one of the Fraser Valley's fastest-growing areas. Sold "As is - Where is".

Active R3149774 Board: F House/Single Family	3171 ENGINEER CRESCENT Abbotsford Aberdeen V4X 0A7	Residential Detached \$1,399,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,459,000
Meas. Type: Metres	Bedrooms: 7	Approx. Year Built: 2015
Frontage(feet): 140.29	Bathrooms: 7	Age: 11
Frontage(metres): 42.76	Full Baths: 6	Zoning: SSMUH
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,985.12
Lot Area (sq.ft.): 6,248.45	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.14	P.I.D.: 029-408-890	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Aberdeen		
First Nation Reserve:		
Services Connected: Electricity, 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:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 10, PLAN EPP43259, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,954	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,820	Main	Foyer	9'1" x 9'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'5" x 13'9"			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	16' x 19'6"			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	8'8" x 8'5"			x	Above 3
Finished Floor (Total):	3,774sq. ft.	Main	Family Room	16' x 16'9"			x	Above 3
Unfinished Floor:	0	Main	Recreation Room	19'4" x 12'9"			x	Above 3
Grand Total:	3,774sq. ft.	Main	Bedroom	9'7" x 12'4"			x	Above 3
		Main	Bedroom	9'5" x 12'4"			x	Above 5
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'6" x 13'4"			x	
		Above	Bedroom	11'7" x 11'4"			x	
		Above	Bedroom	13' x 11'4"			x	
		Above	Bedroom	12'9" x 13'5"			x	
		Above	Primary Bedroom	14'9" x 17'4"			x	
Suite: None		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full, Separate Entry		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 13							

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

Welcome to 3171 Engineer Crescent, located in the Aberdeen area. Built in 2015. This two storey home offers 3,774 sq ft of living space on a 6,248.45 sq ft lot, with 7 bedrooms and 7 bathrooms (6 full). The main floor has an open layout with a spacious living room, dining area, family, and a large kitchen with a full spice kitchen. The family room opens to a patio. Also on the main floor is a rec room with two bedrooms and a full bathroom, already closed off. Add a kitchen in the rec room and there is potential for a suite. Upstairs are 5 spacious bedrooms, each with its own ensuite. Double car garage, plus additional driveway spaces. This home is ideal for a growing family or multi-generational living.

Active R3154926 Board: F House with Acreage	8904 MANZER STREET Mission Mission-West V4S 1H6	Residential Detached \$2,300,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$3,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 9999
Frontage(feet): 1,510.0	Bathrooms: 3	Age: 999
Frontage(metres): 460.25	Full Baths: 2	Zoning: RU16
Depth / Size:	Half Baths: 1	Gross Taxes: \$43,100.79
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 23.90	P.I.D.: 014-343-711	Tax Inc. Utilities?: Yes
Flood Plain:		Tour:
View: Yes: Through the Trees		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: Septic	Water Supply: Well - Shallow	

Style of Home: 2 Storey	Total Parking: 0	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: None	Floor Finish: Hardwood		
Type of Roof: Wood			

Legal: **PARCEL 1, BLOCK C, PLAN NWP14758, SECTION 35, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, (REF PL NWP13972); EXC: PT DEDICATED RD ON PL LMP6949**

Amenities:

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

Features:

Finished Floor (Main):	1,560	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,120	Main	Kitchen	14'2 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 16'2			x	Main 2
Finished Floor (Below):	0	Main	Flex Room	14'3 x 14'2			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	17'2 x 12'9			x	Above 3
Finished Floor (Total):	2,680sq. ft.	Main	Foyer	10'3 x 10'3			x	
Unfinished Floor:	0	Main	Living Room	19'7 x 18'11			x	
Grand Total:	2,680sq. ft.	Above	Bedroom	10'7 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 14'3			x	
		Above	Bedroom	9' x 12'			x	
		Above	Primary Bedroom	12'7 x 14'3			x	
Suite: None							x	
Basement: Full, Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Court-Ordered Sale ~ This 23.90-acreage is perfect for a Visionary. Build your estate house on this serene park-like acreage, with trails, wildlife and charm. The old 2-storey with unfinished bsmt. English Manor-inspired home is sold As Is Where Is and needs some work, but could be brought back to life. Located in Silverdale's West Neighbourhood, with a portion of the property also situated in the Central Neighbourhood Plan, whose biggest land holder is Polygon, with massive redevelopment plans currently happening. The subject property is a great holding property, one to enjoy for many years. We highly advise prospective buyers to schedule a time to walk this property, because seeing it in person is truly the best way to experience it. Priced well below Assessed Value! Call Now!