

Active
R3018561
Board: F
House with Acreage

12159 SEUX ROAD

Mission
Durieu
V2V 4J1

Residential Detached

\$650,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$650,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1969
Frontage(feet):	Bathrooms: 1	Age: 56
Frontage(metres):	Full Baths: 1	Zoning: R-2
Depth / Size:	Half Baths: 0	Gross Taxes: \$1,880.35
Lot Area (sq.ft.): 59,241.60	Rear Yard Exp: West	For Tax Year: 2024
Lot Area (acres): 1.36	P.I.D.: 004-650-816	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: Rancher/Bungalow, Split Entry	Total Parking: 10	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Mixed	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2010	Property Disc.: No	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Fuel/Heating: Baseboard	R.I. Plumbing:	Floor Finish: Mixed	
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN NWP34817, SECTION 24, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Finished Floor (Main):	920	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	920sq. ft.	Main	Bedroom	8' x 10'			x	
Unfinished Floor:	0	Main	Den	14' x 10'			x	
Grand Total:	920sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			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: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Charming 3-Bedroom Rancher on 1.36 Acres – Just Minutes from Mission! Escape to your own private retreat with this spacious, open-concept rancher featuring 3 bedrooms, 1 bathroom, and a cozy sunken living room. Enjoy peaceful mornings on the large covered deck overlooking a lush greenbelt, offering both privacy and tranquility. The property includes several usable outbuildings and plenty of open space—ideal for gardening, hobbies, or outdoor entertaining. Some recent updates have been made, with room to add your own finishing touches. We are Getting a professional appraisal and will be getting a new court date as of Mid september

Active R3039288 Board: F House/Single Family	8055 CARIBOU STREET Mission Mission BC V2V 5R1	Residential Detached \$795,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1985
Frontage(feet): 7,202.0	Bathrooms: 3	Age: 40
Frontage(metres): 2,195.1	Full Baths: 2	Zoning: R558
Depth / Size:	Half Baths: 1	Gross Taxes: \$3,352.80
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-845-624	Tax Inc. Utilities?: No
Flood Plain: No	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: Basement Entry	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold Strata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Other	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **STRATA LOT 4, PLAN NWS1582, PART SW1/4, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**

Features:

Finished Floor (Main):	1,078	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	780	Main	Living Room	15'1 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 9'11			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	11' x 9'11			x	Above 2
Finished Floor (Basement):	0	Main	Primary Bedroom	13'4 x 12'1			x	Main 4
		Main	Bedroom	12'2 x 9'5			x	
Finished Floor (Total):	1,858sq. ft.	Main	Bedroom	9'5 x 9'4			x	
Unfinished Floor:	0	Bsmt	Media Room	15'2 x 10'7			x	
Grand Total:	1,858sq. ft.	Bsmt	Bedroom	11'0 x 7'4			x	
		Bsmt	Flex Room	11' x 7'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	10'8 x 7'7			x	
		Bsmt	Storage	11' x 4'6			x	
Suite:		Bsmt	Foyer	11'3 x 4'9			x	
Basement:Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee: \$125.00			
		ByLaw Restrictions:	No Restrictions					

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

COURT ORDERED SALE! CHARMING HOME LOCATED ON A QUIET CUL-DE-SAC. The inside is open and bright with warm colours, wood flooring, and many thoughtful touches throughout. Outside, the quiet cul-de-sac location with pride of ownership includes many bonuses: hot tub on private patio overlooking the beautifully landscaped garden oasis, plus it's fully fenced and includes a great storage shed. Better hurry on this one!!

Active R3030512 Board: F House/Single Family	1964 JACKSON STREET Abbotsford Central Abbotsford V2S 3A1	Residential Detached \$795,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1972
Frontage(feet): 70.00	Bathrooms: 2	Age: 53
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS-3
Depth / Size: 135	Half Baths: 0	Gross Taxes: \$4,778.37
Lot Area (sq.ft.): 9,450.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 006-674-054	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Split Entry	Total Parking: Covered Parking: Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple
Exterior: Aluminum	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Title to Land: Freehold NonStrata Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Property Disc.: No
# of Fireplaces: 2 R.I. Fireplaces: 0	Fixtures Leased: No :
Fireplace Fuel: Other	Fixtures Rmvd: No :
Fuel/Heating: Electric, Forced Air, Natural Gas	Floor Finish: Mixed
Outdoor Area: Patio(s)	
Type of Roof: Other	

Legal: **LOT 68, PLAN NWP38385, PART SW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10' x 10'			x	Bsmt 3
Finished Floor (Basement):	1,066	Main	Primary Bedroom	10'9 x 11'8"			x	
Finished Floor (Total):	2,307 sq. ft.	Main	Bedroom	11' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	
Grand Total:	2,307 sq. ft.	Bsmt	Bedroom	10' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 12'			x	
		Bsmt	Living Room	11'9 x 11'2"			x	
		Bsmt	Recreation Room	19' x 11'			x	
Suite: Other				x			x	
Basement: Full, Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, handyman special, large lot 70 by 135. Potential to subdivide. Easy to show with notice COURT DATE SET

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active R3036554 Board: F House/Single Family	33480 10TH AVENUE Mission Mission BC V2V 2K6	Residential Detached \$849,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$849,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 60.00	Bathrooms: 3	Age: 45
Frontage(metres): 18.29	Full Baths: 3	Zoning: REZ
Depth / Size: 180	Half Baths: 0	Gross Taxes: \$3,716.74
Lot Area (sq.ft.): 10,800.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 008-534-080	Tax Inc. Utilities?: No
Flood Plain: Exempt		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: Split Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Mixed	Driveway Finish: Asphalt		
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:		
Fireplace Fuel: Other	Rain Screen:		
Fuel/Heating: Other	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Other	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish:		

Legal: **LOT 290, PLAN NWP38709, DISTRICT LOT 4, GROUP 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,344	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'11 x 10'8			x	Main 4
Finished Floor (Below):	763	Main	Dining Room	11' x 8'11			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'2 x 10'11			x	Below 3
Finished Floor (Total):	2,107sq. ft.	Main	Bedroom	9'5 x 12'3			x	
Unfinished Floor:	0	Main	Bedroom	12' x 8'11			x	
Grand Total:	2,107sq. ft.	Below	Family Room	14'2 x 15'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	7' x 10'6			x	
		Below	Bedroom	10'8 x 8'			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Great family home with an en-law suite on a large lot of 10,800 square feet. Needs updating. Close to schools and transit. Open House Saturday, Aug 23rd, 2pm to 3:30pm.

Active
R3039923
Board: F
House/Single Family

35337 ROCKWELL DRIVE

Abbotsford
Abbotsford East
V3G 2C9

Residential Detached

\$889,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$889,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1981**
Frontage(feet): **60.00** Bathrooms: **5** Age: **44**
Frontage(metres): **18.29** Full Baths: **4** Zoning: **RS3**
Depth / Size: **159** Half Baths: **1** Gross Taxes: **\$5,374.25**
Lot Area (sq.ft.): **9,961.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **028-745-841** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountains and Valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 2, PLAN EPP14407, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'0 x 13'11	Below	Den	14'10 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	786	Main	Dining Room	21'7 x 11'5	Below	Bedroom	14'10 x 11'11	Main 3
Finished Floor (Below):	1,821	Main	Kitchen	23'3 x 13'11	Below	Flex Room	11'2 x 8'0	Above 4
Finished Floor (Basement):	0	Main	Family Room	25'4 x 13'0			x	Above 3
Finished Floor (Total):	4,238sq. ft.	Main	Bedroom	13'0 x 14'0			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	16'3 x 13'10			x	Below 2
Grand Total:	4,238sq. ft.	Above	Walk-In Closet	9'8 x 6'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'9 x 11'0			x	
		Above	Bedroom	12'1 x 12'1			x	
		Below	Living Room	22'0 x 23'11			x	
		Below	Bedroom	9'5 x 12'2			x	
		Below	Kitchen	12'8 x 12'0			x	
		Below	Laundry	12'9 x 14'3			x	

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **2** # of Rooms: **16**

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

Listing Broker(s): **RE/MAX Magnolia**

4 Level, 6-bedroom home in the desirable East Abby location, offering breathtaking mountain and valley views. Perfect for families or entertaining, this spacious residence includes a convenient 1-bedroom suite for guests or extended family. Don't miss this rare gem in a prime setting!

Active R3041565 Board: F House/Single Family	8074 WAXBERRY CRESCENT Mission Mission BC V2V 5K1	Residential Detached \$892,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$892,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 98.00	Bathrooms: 3	Age: 48
Frontage(metres): 29.87	Full Baths: 2	Zoning: RS1
Depth / Size: 100	Half Baths: 1	Gross Taxes: \$3,989.68
Lot Area (sq.ft.): 7,978.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 006-212-417	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Split Entry	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: None		
Exterior: Mixed, Stone, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Reno. Year: 1977	Property Disc.: Yes	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard		Floor Finish: Laminate	
Type of Roof: Tar & Gravel			

Legal: **PL NWP48283 LT 311 SEC 28 TWP 17 NEW WESTMINSTER DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard**

Features: **Other - See Remarks**

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 8'			x	Main 2
Finished Floor (Below):	1,109	Main	Kitchen	14' x 9'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	2,259sq. ft.	Main	Bedroom	11' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	Main 4
Grand Total:	2,259sq. ft.	Below	Recreation Room	21' x 13'			x	
		Bsmt	Kitchen	11' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	14' x 11'			x	
		Bsmt	Bedroom	9' x 9'			x	Below 3
		Bsmt	Laundry	11' x 7'			x	
Suite: Unauthorized Suite				x			x	
Basement: Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Located in Mission's desirable Hillside neighbourhood, this home sits on a 7,900+ sq.ft. lot with plenty of potential. Featuring 3 bedrooms up (primary with ensuite), a large rec room, and a separate 1-bedroom suite for extended family or mortgage helper. Ample parking for RV/boat and space for a garden. A great opportunity for first-time buyers, investors, or anyone looking to add value in a fantastic location.

Active R3003502 Board: F House/Single Family	2530 MAGNOLIA CRESCENT Abbotsford Abbotsford West V2T 3N2	Residential Detached \$939,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$959,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1979
Frontage(feet): 70.00	Bathrooms: 3	Age: 46
Frontage(metres): 21.34	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 7,420.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.17	P.I.D.: 006-815-260	Tax Inc. Utilities?:
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: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: MINS	Dist. to School Bus: MINS	
	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	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish:		

Legal: **PL NWP33280 LT 82 LD 36 SEC 20 TWP 16**

Amenities:

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

Features:

Finished Floor (Main):	1,780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	15' x 13'7"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'11"			x	Main 4
Finished Floor (Below):	1,468	Main	Kitchen	14' x 9'			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11" x 13'6"			x	Below 4
Finished Floor (Total):	3,248sq. ft.	Main	Bedroom	10' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	
Grand Total:	3,248sq. ft.	Main	Den	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8' x 4'			x	
Suite:		Below	Den	10' x 10'			x	
Basement: Fully Finished		Below	Bedroom	20' x 12'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Kitchen	8' x 8'			x	
				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): **Stonehaus Realty Corp.**

Spacious and Rancher with basement home located in central Abbotsford. This close to 3300 sq ft home features an updated kitchen, great layout with 3 bedrooms and den on the main floor, large bedrooms, 3 bathrooms, over sized double car garage, large backyard, room for your RV, Basement has a great 2 bed basement suite. All this located close to shopping, transit.

Active R3033045 Board: F House/Single Family	3386 CLEARBROOK ROAD Abbotsford Abbotsford West V2T 4T4	Residential Detached \$969,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$969,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1985
Frontage(feet): 60.00	Bathrooms: 3	Age: 40
Frontage(metres): 18.29	Full Baths: 3	Zoning: RS3
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,830.41
Lot Area (sq.ft.): 6,001.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 001-723-693	Tax Inc. Utilities?: No
Flood Plain: No	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: 9	Covered Parking: 2	Parking Access: Front
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: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen: No		
Fuel/Heating: Forced Air, Oil	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Mixed		

Legal: **LOT 195 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 66727**

Amenities:

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

Finished Floor (Main):	1,164	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'11 x 12'11			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'10 x 10'0			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	11'4 x 10'11			x	Main	4
Finished Floor (Basement):	1,164	Main	Primary Bedroom	13'0 x 10'11			x	Bsmt	4
		Main	Bedroom	11'8 x 10'11			x		
Finished Floor (Total):	2,328sq. ft.	Main	Bedroom	9'10 x 9'9			x		
Unfinished Floor:	0	Main	Foyer	6'0 x 4'7			x		
Grand Total:	2,328sq. ft.	Bsmt	Recreation Room	12'2 x 9'0			x		
		Bsmt	Laundry	6'8 x 4'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	18'4 x 12'2			x		
		Bsmt	Kitchen	18'7 x 10'7			x		
Suite: Legal Suite		Bsmt	Bedroom	10'10 x 8'5			x		
Basement: Full		Bsmt	Bedroom	17'1 x 12'10			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Real Broker B.C. Ltd.**

Amazing value in West Abbotsford – Rancher w/ a legal basement suite! This home offers 5 Beds and 3 baths – a private backyard and tonnes of parking in the front. 3 Beds and 2 Baths up + a rec-room in the lower level for owner's use. The legal suite offers separate private access, a laundry room and 2 spacious beds – perfect for extended-family or rental income! Features include: newer windows and blinds, large-covered deck in the rear, fenced yard and a double car garage. Walking distance to well-rated schools of all levels: Clearbrook Elementary, Gordie Howe Middle & WJ Mouat for high school! OPEN HOUSE AUGUST 17 SUNDAY - 1-3PM

Active
R3023060
Board: F
House/Single Family

35351 SANDY HILL ROAD
Abbotsford
Abbotsford East
V3G 1J2

Residential Detached
\$999,999 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,051,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **0.00** Bathrooms: **3** Age: **35**
Frontage(metres): Full Baths: **3** Zoning: **RS3**
Depth / Size: **98** Half Baths: **0** Gross Taxes: **\$4,846.74**
Lot Area (sq.ft.): **6,229.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **013-627-007** 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: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
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 :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **LOT 43, PLAN NWP80984, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,512	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Above	Living Room	12'9 x 17'11	Bsmt	Mud Room	10'11 x 8'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'1 x 11'1			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	15'11 x 13'5			x	Main	3
Finished Floor (Basement):	1,216	Main	Eating Area	13'9 x 6'2			x	Bsmt	3
		Main	Primary Bedroom	14'8 x 11'9			x		
Finished Floor (Total):	2,728sq. ft.	Main	Walk-In Closet	6'0 x 5'1			x		
Unfinished Floor:	0	Main	Bedroom	8'9 x 12'6			x		
Grand Total:	2,728sq. ft.	Main	Bedroom	10'9 x 12'6			x		
		Bsmt	Living Room	17'5 x 12'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'9 x 10'4			x		
		Bsmt	Bedroom	12'11 x 9'5			x		
Suite:		Bsmt	Bedroom	12'3 x 9'4			x		
Basement:Fully Finished		Bsmt	Laundry	10'11 x 8'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to 35351 Sandy Hill Road—a 5-bed, 3-bath home in one of East Abbotsford's most sought-after neighbourhoods! Situated on a 6,229 sq/ft lot, this 2,728 sq/ft home features a bright open-concept layout, and a white kitchen with direct access to a covered deck and fenced backyard. The upper floor offers 3 spacious bedrooms, including a primary suite with walk-in closet and ensuite. Downstairs you'll find a 2-bedrooms with its own entrance, kitchen, and generous living space. Located on a quiet, family-friendly street close to schools, parks, trails, shopping, and Hwy 1 access.

Active R3039146 Board: F House/Single Family	33474 KINGSLEY TERRACE Abbotsford Poplar V2S 6J6	Residential Detached \$1,099,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1989
Frontage(feet): 73.00	Bathrooms: 4	Age: 36
Frontage(metres): 22.25	Full Baths: 3	Zoning: RS
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,843.62
Lot Area (sq.ft.): 7,304.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 003-073-157	Tax Inc. Utilities?: No
Flood Plain: No		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: 2 Storey	Total Parking: 4	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Carport & Garage		
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:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No :	
Outdoor Area: Sundeck(s)		Floor Finish: Mixed	
Type of Roof: Asphalt			

Legal: **LOT 96, PLAN NWP62509, SECTION 9, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 12'			x	Main 3
Finished Floor (Below):	1,500	Main	Kitchen	14' x 9'6"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14' x 14'			x	Below 4
Finished Floor (Total):	3,000sq. ft.	Main	Bedroom	11'7" x 11'2"			x	Below 2
Unfinished Floor:	0	Main	Bedroom	11'7" x 11'2"			x	
Grand Total:	3,000sq. ft.	Below	Bedroom	18' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 12'			x	
		Below	Kitchen	14' x 9'6"			x	
		Below	Bedroom	11'7" x 11'2"			x	
		Below	Bedroom	11'7" x 11'2"			x	
Suite: Legal Suite				x			x	
Basement: Fully Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Momentum Realty Inc.

33474 Kingsley Terrace, Abbotsford: This court-ordered sale features a 3,000 sqft, 6-bedroom home, ready for renovation. This large corner lot, at over 7,300 Sq.Ft., is an Investor dream with a large, 2-bedroom, above-ground, LEGAL basement suite. Centrally located Enjoy convenient access to amenities. Reach out for more information.

Active
R3042648
Board: F
House/Single Family

3097 GOLDFINCH STREET

Abbotsford
Abbotsford West
V2T 5J4

Residential Detached

\$1,099,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 59.00	Bathrooms: 4	Age: 35
Frontage(metres): 17.98	Full Baths: 4	Zoning: RS3
Depth / Size: 98	Half Baths: 0	Gross Taxes: \$4,919.13
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.13	P.I.D.: 013-801-741	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		
Exterior: Brick, Other, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata	Dist. to School Bus:	
Renovations:	Property Disc.: No	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: Yes :Chattels are not included		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Tile		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

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

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

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

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

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

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

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

Active
R3032870

Board: F
House with Acreage

11060 GREENWOOD DRIVE

Mission
Mission-West
V4S 1A9

Residential Detached

\$1,220,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,290,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
Frontage(feet): **233.75** Bathrooms: **3** Age: **33**
Frontage(metres): **71.25** Full Baths: **3** Zoning: **RU16**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,152.00**
Lot Area (sq.ft.): **196,020.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **4.50** P.I.D.: **002-769-913** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Natural Gas, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

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

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

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

Legal: **LOT 12, PLAN NWP61403, SECTION 12, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,297	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	449	Main	Living Room	20'9 x 15'0	Bsmt	Laundry	5'7 x 5'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 11'8	Bsmt	Utility	5'9 x 4'2	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'7	Bsmt	Bedroom	10'10 x 12'10	Above 5
Finished Floor (Basement):	1,120	Main	Office	9'4 x 13'5	Bsmt	Kitchen	10'10 x 11'6	Bsmt 3
Finished Floor (Total):	2,866sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 8'6			x	
Grand Total:	2,866sq. ft.	Main	Laundry	5'9 x 5'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'11 x 17'8			x	
		Above	Walk-In Closet	7'3 x 5'0			x	
		Bsmt	Storage	22'2 x 10'11			x	
		Bsmt	Pantry	8'6 x 5'4			x	
		Bsmt	Bedroom	18'7 x 12'0			x	
		Bsmt	Living Room	20'5 x 14'2			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **17**

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

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

4.5 Acres of Possibility with Stunning Views! Discover the endless potential of this 4.5-acre property featuring breathtaking views & a versatile 5-bedroom, 3-bathroom home including a 2-bedroom suite. The main floor of this home boasts an open-concept kitchen & dining area, while the living room offers vaulted ceilings & expansive windows that bathe the space in natural light. Two bedrooms & a full bathroom complete the main level. Upstairs, enjoy a private primary suite with a walk-in closet & ensuite. The bright, fully finished basement offers a 2-bedroom suite—ideal for extended family or rental income. Outside, you'll enjoy the large workshop, abundant storage, & plenty of room for RV parking. With space to grow & endless opportunities, this property is ready for your vision!

Active R2994011 Board: F House/Single Family	8850 ADACHI TERRACE Mission Mission BC V4S 1A4	Residential Detached \$1,225,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,349,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2023
Frontage(feet): 43.00	Bathrooms: 5	Age: 2
Frontage(metres): 13.11	Full Baths: 5	Zoning: R465
Depth / Size: 127	Half Baths: 0	Gross Taxes: \$4,905.32
Lot Area (sq.ft.): 6,319.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 031-333-419	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: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco, 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: 1	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel: Electric	Floor Finish:		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 3, PLAN EPP107779, SECTION 32, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,550	Main	Living Room	16' x 13'	Below	Bedroom	11'6 x 10'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Below	Den	11'6 x 10'	Above	4
Finished Floor (Below):	0	Main	Dining Room	13' x 12'	Below	Hobby Room	11' x 10'	Above	4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3 x 13'			x	Above	3
		Main	Bedroom	12' x 11'			x	Below	3
Finished Floor (Total):	3,100sq. ft.	Main	Bedroom	11' x 10'			x	Below	3
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x		
Grand Total:	3,100sq. ft.	Main	Laundry	6' x 4'8			x		
		Below	Recreation Room	18' x 13'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	9' x 8'10			x		
		Below	Bedroom	11'8 x 10'			x		
		Below	Bedroom	11' x 10'			x		
		Below	Kitchen	10' x 9'			x		
Suite: Legal Suite, Unauthorized Suite									
Basement: Full, Fully Finished, Separate Entry									
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3 # of Rooms: 16		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage Wheeler Cheam**

Custom-Built Beauty on a Quiet Cul-de-Sac – Ideal for Multi-Generational Living This stunning custom-built home offers the perfect blend of luxury, comfort, and flexibility. Designed with multi-generational living in mind, the layout features six bedrooms and 5 bathrooms, spread thoughtfully across two levels. Upstairs, you'll find four spacious bedrooms and three bathrooms, including a luxurious primary suite. A gourmet kitchen with high-end finishes and appliances makes entertaining a breeze, while features like central A/C and a built-in vacuum system add modern convenience. On the entry level, two private suites—one with two bedrooms, and another one-bedroom suite—provide the ideal setup for extended family, guests, or rental potential. Don't miss your chance to own this property!

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3032481
Board: F
House/Single Family

35527 ZANATTA PLACE

Abbotsford
Abbotsford East
V3G 0B4

Residential Detached
\$1,225,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 0.00	Bathrooms: 4	Age: 17
Frontage(metres):	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,844.78
Lot Area (sq.ft.): 7,485.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 026-821-231	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 49, PLAN BCP26257, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,431	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,207	Main	Living Room	15'5 x 18'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 16'11	Below	Recreation Room	18'1 x 21'7	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 10'4	Below	Kitchen	16'4 x 4'9	Above	4
Finished Floor (Basement):	1,066	Main	Family Room	11'0 x 21'1	Below	Bedroom	10'0 x 18'9	Above	5
Finished Floor (Total):	3,704sq. ft.	Main	Bedroom	10'0 x 12'3	Below	Den	13'5 x 13'2	Below	4
Unfinished Floor:	0	Main	Laundry	10'0 x 6'5	Below	Utility	2'11 x 6'6		
Grand Total:	3,704sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 10'6			x		
		Above	Bedroom	11'2 x 13'2			x		
		Above	Bedroom	11'2 x 10'11			x		
		Above	Walk-In Closet	7'1 x 5'7			x		
		Above	Primary Bedroom	18'5 x 19'11			x		
		Above	Walk-In Closet	5'2 x 8'9			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:Fully Finished		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 2	# of Rooms: 17								

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

This impressive 6-bedroom, 4-bathroom home boasts over 3,700 sq ft of beautifully designed living space spread across three levels. With a 3-car garage & a separate 1-bedroom + den basement suite, this property offers incredible versatility—ideal for in-laws, guests, or generating additional income. The main floor's open-concept design is highlighted by vaulted ceilings & oversized windows, flooding the space with natural light. The kitchen is a standout feature, complete with a large island, walk-in pantry, & ample cabinetry for all your storage needs. Upstairs, discover four bedrooms, including the primary suite with a 5-piece ensuite & a spacious walk-in closet. Nestled in a prime location, this home is a short walk to Delair Park & minutes from Highway 1! Don't miss this one!

Active
R2965268
Board: F
House/Single Family

30914 UPPER MACLURE ROAD
Abbotsford
Abbotsford West
V2T 0A4

Residential Detached
\$1,400,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,525,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**
Frontage(feet): **70.57** Bathrooms: **3** Age: **16**
Frontage(metres): **21.51** Full Baths: **3** Zoning: **RS3**
Depth / Size: **135.80** Half Baths: **0** Gross Taxes: **\$6,221.55**
Lot Area (sq.ft.): **9,504.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.22** P.I.D.: **026-788-055** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, PLAN BCP25696, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences:

Features:

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' x 12'	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' x 8'0	Below	3
		Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10		
Finished Floor (Total):	4,218sq. ft.	Main	Living Room	12'6 x 14'8			x		
Unfinished Floor:	0	Main	Nook	9'0 x 9'0			x		
Grand Total:	4,218sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16' x 13'10			x		
		Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'4 x 11'4			x		
		Above	Laundry	9'4 x 5'4			x		
				x			x		
Suite: Unauthorized Suite									
Basement: None									
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): **RE/MAX City Realty**

Custom built 7 bedroom & 5 baths home in desirable neighbourhood. View from the back deck, home features, gas fireplaces, air conditioning, over 4200 square feet, 2 bedroom suite plus bachelor suite. Allow time for showings.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3000319
Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached

\$1,475,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,475,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1998**
Frontage(feet): **240.00** Bathrooms: **6** Age: **27**
Frontage(metres): **73.15** Full Baths: **6** Zoning: **RS3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,069.54**
Lot Area (sq.ft.): **17,277.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.40** P.I.D.: **023-075-767** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes : Valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	3,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'9 x 14'2	Above	Living Room	21'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	993	Main	Dining Room	15'4 x 15'5	Above	Primary Bedroom	12'4 x 11'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	16' x 11'	Above	Bedroom	11'4 x 9'	Main	4
Finished Floor (Basement):	1,882	Main	Family Room	20'3 x 18'8			x	Above	4
Finished Floor (Total):	6,005sq. ft.	Main	Eating Area	13'2 x 9'9	Bsmt	Kitchen	20' x 13'6	Below	4
Unfinished Floor:	0	Main	Pantry	11'2 x 12'5	Bsmt	Living Room	18'5 x 13'6	Above	4
Grand Total:	6,005sq. ft.	Main	Office	10'7 x 14'	Bsmt	Bedroom	15'5 x 8'8	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	17' x 20'4	Bsmt	Bedroom	18' x 7'9		
Suite: Legal Suite, Unauthorized Suite		Main	Bedroom	11'8 x 13'2			x		
Basement: None		Main	Bedroom	9'7 x 11'4			x		
		Main	Bedroom	12' x 12'			x		
				x			x		
		Above	Kitchen	14'2 x 5'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court Order sale, 9 bedrooms, 6 baths, 2 rental suites, 3 car garage, great location, some finishing required in basement, easy access to Highway 1. Ideal for large family. Allow 24 hours for showings.

Active
R3042670
Board: F
House/Single Family

2736 AQUILA DRIVE
Abbotsford
Abbotsford East
V3G 0C7

Residential Detached
\$1,769,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,769,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **72.50** Bathrooms: **5** Age: **9**
Frontage(metres): **22.10** Full Baths: **4** Zoning: **THE**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,611.69**
Lot Area (sq.ft.): **10,109.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **027-828-638** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: SUMAS PRAIRIE / ABBOTSFORD**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Chattels are not included**
Floor Finish: **Laminate, Tile, Carpet**

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

Amenities: **Air Cond./Central, Storage**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby**
Features: **Garage Door Opener, Vaulted Ceiling**

Finished Floor (Main):	1,375	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,331	Main	Great Room	17' x 16'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 14'8	Bsmt	Media Room	17'0 x 16'	Main	2
Finished Floor (Below):	1,313	Main	Kitchen	17' x 16'0	Bsmt	Living Room	12' x 14'8	Above	3
Finished Floor (Basement):	0	Main	Pantry	5'3 x 4'5	Bsmt	Kitchen	6' x 14'8	Above	5
Finished Floor (Total):	4,019sq. ft.	Main	Office	12' x 10'6	Bsmt	Bedroom	11' x 9'10	Above	3
Unfinished Floor:	0	Main	Foyer	6'10 x 6'7	Bsmt	Bedroom	11'8 x 11'8	Bsmt	4
Grand Total:	4,019sq. ft.	Main	Mud Room	9'8 x 6'9	Bsmt	Utility	17'2 x 6'9		
				x	Bsmt	Storage	6' x 11'8		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17' x 13'4			x		
		Above	Walk-In Closet	10'6 x 7'10			x		
		Above	Bedroom	13'2 x 11'			x		
Suite: Unauthorized Suite		Above	Bedroom	11'8 x 10'8			x		
Basement: Full, Fully Finished		Above	Laundry	15'3 x 7'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

BEAUTIFUL HOUSE just over 4,000 sq. ft home was built in 2016 by DKT Homes and retouched in 2018 by Cardinal Contracting. This property showcases impeccable craftsmanship and attention to detail. With 4 bedrooms and 4 bathrooms, this home offers spacious and comfortable living spaces for the entire family. Prepare to be captivated by the spectacular views that greet you from various vantage points within the house. Custom upgrades throughout this entire residence reflects a commitment to quality and luxury. From the convenience of ceiling speakers throughout the home to the cozy warmth provided by outdoor heaters. Central A/C! The basement boasts upgraded closets, custom cabinetry & millwork along with expansive storage. Call us today to book your private showing!

Active
R2996242
Board: F
House with Acreage

6430 RIVERSIDE STREET

Abbotsford
Matsqui
V4X 1T9

Residential Detached

\$1,799,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,899,900**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1979**
Frontage(feet): **458.00** Bathrooms: **3** Age: **46**
Frontage(metres): **139.60** Full Baths: **3** Zoning: **A2**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,077.30**
Lot Area (sq.ft.): **207,781.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **4.77** P.I.D.: **000-637-335** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 21 DISTRICT LOTS 43 AND 118 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 36909**

Amenities: **Green House**

Site Influences:
Features: **Other - See Remarks**

Finished Floor (Main):	1,311	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	12'0 x17'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'0 x8'0			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	9'0 x11'0			x		
Finished Floor (Basement):	1,311	Main	Primary Bedroom	16'11 x11'7			x		
		Main	Bedroom	11'0 x10'0			x		
Finished Floor (Total):	2,622sq. ft.	Main	Bedroom	11'0 x17'0			x	Main	4
Unfinished Floor:	0	Main	Bedroom	10'0 x11'0			x		
Grand Total:	2,622sq. ft.	Main	Bedroom	10'1 x14'1			x		
		Bsmt	Recreation Room	9'9 x16'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'1 x13'1			x	Bsmt	3
				x			x		
Suite: None				x			x		
Basement: Full				x			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.**

Momentum Realty Inc.

6430 Riverside Street, Abbotsford: A 4.77-acre property with endless potential! This court-ordered sale features a 2,622 sqft, 6-bedroom rancher ready for renovation, plus a greenhouse for the avid gardener. Enjoy convenient access to amenities and a short drive to downtown Mission. Reach out for more information.

Active R3026432 Board: F House/Single Family	4446 EMILY CARR PLACE Abbotsford Abbotsford East V3G 0E9	Residential Detached \$1,858,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,898,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2020
Frontage(feet): 22.84	Bathrooms: 8	Age: 5
Frontage(metres): 6.96	Full Baths: 7	Zoning: RS5-A
Depth / Size:	Half Baths: 1	Gross Taxes: \$10,892.89
Lot Area (sq.ft.): 12,272.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.28	P.I.D.: 029-972-876	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
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: 2 Storey w/ Bsmt.	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Stucco, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 2	R.I. Fireplaces: 0		
Fireplace Fuel: Electric, Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing: No	Fixtures Leased: Yes :Foreclosure	
Type of Roof: Asphalt	Fixtures Rmvd: Yes :Foreclosure		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 541, PLAN EPP59498, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road, Shopping Nearby, Treed**

Features: **Air Conditioning**

Finished Floor (Main):	2,568	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,015	Main	Living Room	19'10 x 20'0	Bsmt	Recreation Room	35'6 x 31'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'10 x 21'6	Bsmt	Bedroom	14'2 x 11'6	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	11'0 x 10'11	Bsmt	Bedroom	10'9 x 13'4	Main	5
Finished Floor (Basement):	2,568	Main	Dining Room	19'2 x 10'0	Bsmt	Living Room	15'8 x 19'5	Above	3
Finished Floor (Total):	7,151sq. ft.	Main	Mud Room	8'8 x 16'3	Bsmt	Kitchen	18'6 x 19'10	Above	3
Unfinished Floor:	0	Main	Primary Bedroom	15'10 x 20'0	Bsmt	Bedroom	11'10 x 10'0	Above	4
Grand Total:	7,151sq. ft.	Main	Den	11'0 x 10'6	Bsmt	Bedroom	10'4 x 11'1	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'10 x 12'2			x	Below	4
		Above	Bedroom	15'10 x 13'4			x	Below	3
		Above	Bedroom	14'8 x 15'4			x		
		Above	Bedroom	14'3 x 13'6			x		
Suite: Other		Above	Laundry	12'0 x 6'0			x		
Basement: Full, Fully Finished, Separate Entry		Above	Loft	12'8 x 12'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Located on a quiet cul-de-sac in the coveted Auguston community, this 7,151+ sq ft contemporary home sits on a 12,272 sq ft lot backing onto greenbelt and is just a 5-minute walk to Auguston Elementary. With nine beds and eight baths, it features a dramatic great room with floor-to-ceiling windows and a fireplace. The chef's kitchen includes high-end appliances and a spacious spice kitchen. A luxurious primary suite is on the main floor, while upstairs offers four master suites with walk-in closets and a flex room with private patio access. The lower level includes a 2-bedroom in-law suite with potential for a second guest suite.

Active
R3026506
Board: F
House with Acreage

2615 LOCK STREET

Abbotsford
Aberdeen
V4X 1J6

Residential Detached
\$2,900,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,150,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1991**
Frontage(feet): **421.45** Bathrooms: **4** Age: **34**
Frontage(metres): **128.46** Full Baths: **3** Zoning: **A-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$12,028.81**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **14.54** P.I.D.: **011-196-505** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
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: **Asphalt**

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

Total Parking: **20** Covered Parking: **5** Parking Access:
Parking: **Garage; Triple, Open, 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: **No** :
Floor Finish:

Legal: **LOT 5 SECTION 23 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 6497**

Amenities:

Site Influences:

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

Finished Floor (Main):	2,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	13'11 x 7'8	Bsmt	Storage	14'10 x 7'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'1 x 14'10	Bsmt	Storage	9'7 x 5'1	Main	2
Finished Floor (Below):	0	Main	Kitchen	16'5 x 15'			x	Main	4
Finished Floor (Basement):	1,297	Main	Family Room	19'6 x 19'6			x	Main	5
Finished Floor (Total):	4,151 sq. ft.	Main	Den	15'7 x 11'5			x	Bsmt	4
Unfinished Floor:	0	Main	Primary Bedroom	20'7 x 17'5			x		
Grand Total:	4,151 sq. ft.	Main	Bedroom	14'10 x 14'2			x		
		Main	Bedroom	14'10 x 14'4			x		
		Main	Bedroom	11'6 x 7'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'4 x 7'10			x		
Suite: None		Bsmt	Recreation Room	30'8 x 18'6			x		
Basement: Fully Finished		Bsmt	Storage	20'8 x 14'10			x		
		Bsmt	Bedroom	17'8 x 9'7			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

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Location, Location, Location! Stunning 14.54 acre parcel located on a quiet road right outside of Abbotsford near Fraser Hwy & Mt Lehman. Picturesque setting here with this spacious Rancher with Basement home featuring 5 bedrooms + 4 bathrooms boasting over 4,000 + sq ft of living space. Enjoy stunning mountain views and a functional layout with some updates already completed. Large family room upon entry, 3 bedrooms upstairs, open concept kitchen and living room overlooking the backyard & with access to the deck. Spacious basement with seperate entry already in place - easily suiteable. Detached double garage that also could be used as a workshop. Rare opportunity for rural living with city convenience! City water and on septic. Close to Hwy 1, Airport, Highstreet, Schools and much more!