

Active
R3036554

Board: F
House/Single Family

33480 10TH AVENUE

Mission
Mission BC
V2V 2K6

Residential Detached

\$750,000 (LP)
(SP)



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: **46**
 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**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Other**
 Fuel/Heating: **Other**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Other**

Driveway Finish: **Asphalt**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Dist. to School Bus:

Land Lease Expiry Year:

R.I. Plumbing:

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	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	16' x15'4				x		
Finished Floor (AbvMain2):	0	Main	Kitchen	16'11 x10'8				x		
Finished Floor (Below):	763	Main	Dining Room	11' x8'11				x		
Finished Floor (Basement):	0	Main	Primary Bedroom	13'2 x10'11				x		
Finished Floor (Total):	2,107 sq. ft.	Main	Bedroom	9'5 x12'3				x		
Unfinished Floor:	0	Main	Bedroom	12' x8'11				x		
Grand Total:	2,107 sq. ft.	Below	Family Room	14'2 x15'11				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	7' x10'6				x		
Suite: Unauthorized Suite		Below	Bedroom	10'8 x8'				x		
Basement: Fully Finished								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, OCTOBER 11TH , 12 to 1:30pm.

Active
R3041565

Board: F
House/Single Family

8074 WAXBERRY CRESCENT

Mission
Mission BC
V2V 5K1

Residential Detached

\$800,000 (LP)

(SP)



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: **49**
 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**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Tar & Gravel**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**

Parking: **None**

Driveway Finish: **Concrete**

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: **No** :

Floor Finish: **Laminate**

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	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	14' x12'				x	Main	2
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x8'				x		
Finished Floor (Below):	1,109	Main	Kitchen	14' x9'				x		
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x11'				x		
Finished Floor (Total):	2,259 sq. ft.	Main	Bedroom	11' x9'				x		
Unfinished Floor:	0	Main	Bedroom	10' x9'				x		
Grand Total:	2,259 sq. ft.	Below	Recreation Room	21' x13'				x	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	11' x9'				x		
Suite: Unauthorized Suite		Bsmt	Living Room	14' x11'				x		
Basement: Separate Entry		Bsmt	Bedroom	9' x9'				x		
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Laundry	11' x7'				x	Below	3
# of Kitchens: 2	# of Rooms: 11			x				x		
				x				x		
Manuf Type: MHR#:				Registered in MHR?: CSA/BCE:				PAD Rental: 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
R3070568

Board: F
House/Single Family

2175 LYNDEN STREET

Abbotsford
Abbotsford West
V2T 3B6

Residential Detached

\$985,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$999,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
 Frontage(feet): **75.00** Bathrooms: **1** Age: **55**
 Frontage(metres): **22.86** Full Baths: **1** Zoning: **RS3**
 Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$4,924.32**
 Lot Area (sq.ft.): **7,500.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.17** P.I.D.: **000-606-421** 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: **Split Entry**
 Construction: **Other**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other, Torch-On**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Dist. to School Bus:

Land Lease Expiry Year:

Floor Finish:

Legal: **LOT 342, PLAN NWP39299, PART NW1/4, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,167	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	12'5 x17'10				x	Main	4
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x10'				x		
Finished Floor (Below):	801	Main	Kitchen	11'6 x11'11				x		
Finished Floor (Basement):	0	Main	Primary Bedroom	11'7 x12'11				x		
Finished Floor (Total):	1,968 sq. ft.	Main	Bedroom	12'6 x8'10				x		
Unfinished Floor:	0	Main	Bedroom	8'11 x8'7				x		
Grand Total:	1,968 sq. ft.	Below	Family Room	10'9 x17'4				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	11'4 x10'				x		
Suite: None		Below	Bedroom	10'8 x6'11				x		
Basement: Part		Below	Storage	11'5 x21'4				x		
Crawl/Bsmt. Height:	# of Levels: 2	Below	Storage	3'6 x7'				x		
# of Kitchens: 1	# of Rooms: 11							x		
Manuf Type: MHR#:				Registered in MHR?: CSA/BCE:				PAD Rental: Maint. Fee:		
ByLaw Restrictions:										

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

Court ordered sale. A solid opportunity to build, renovate or hold in a quiet, established neighbourhood with excellent curb appeal and strong future potential. The home offers a functional layout but requires updates, making it ideal for buyers looking to renovate or add value. The lower level provides a clear opportunity to add a suite for income support. Set on a generous lot with mature surroundings, this property also carries long term possibilities including subdivision or the option to build duplexes. A rare chance to create something special in a family oriented area close to parks, schools, and essential amenities.

Active
R3039146

Board: F
House/Single Family

33474 KINGSLEY TERRACE

Abbotsford
Poplar
V2S 6J6

Residential Detached

\$995,000 (LP)
(SP)



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: **37**
 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**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**
 Parking: **Carport & Garage**
 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** :
 R.I. Plumbing: Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

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

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
R3075260

Board: F
House/Single Family

32275 CLINTON AVENUE

Abbotsford
Abbotsford West
V2T 5B3

Residential Detached

\$1,000,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: If new, GST/HST inc?: Original Price: **\$1,000,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
 Frontage(feet): **58.00** Bathrooms: **2** Age: **37**
 Frontage(metres): **17.68** Full Baths: **2** Zoning: **RS2**
 Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$5,167.28**
 Lot Area (sq.ft.): **5,813.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.13** P.I.D.: **012-889-091** Tax Inc. Utilities?:
 Flood Plain: Tour:
 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**
 Construction: **Log**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

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

Fixtures Rmvd: **No** :

Floor Finish:

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

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	580	Main	Living Room	17'3 x13'6				x	Main	3
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x10'				x	Above	4
Finished Floor (Below):	0	Main	Family Room	19' x12'				x		
Finished Floor (Basement):	0	Main	Dining Room	12' x10'				x		
Finished Floor (Total):	1,608 sq. ft.	Main	Laundry	6'3 x6'				x		
Unfinished Floor:	0	Above	Primary Bedroom	13' x12'				x		
Grand Total:	1,608 sq. ft.	Above	Walk-In Closet	4' x6'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x9'				x		
		Above	Bedroom	12' x10'				x		
				x				x		
				x				x		
				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): **Sutton Group-Alliance R.E.S.**

Sutton Group-Alliance R.E.S.

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

Active
R3074942

Board: F
House/Single Family

32927 3RD AVENUE

Mission
Mission BC
V2V 1N2

Residential Detached

\$1,048,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,048,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2021
Frontage(feet): 30.50	Bathrooms: 4	Age: 5
Frontage(metres): 9.30	Full Baths: 3	Zoning: MD-465
Depth / Size: 121	Half Baths: 1	Gross Taxes: \$3,817.02
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 004-400-801	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: mountains		
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: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **2 blocks**

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

R.I. Plumbing: **:**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 17, BLOCK 20, PLAN NWP332, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main): 1,202	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): 0	Main	Living Room	13'1 x 15'5	Bsmt	Bedroom	9'10 x 10'			
Finished Floor (AbvMain2): 0	Main	Kitchen	8'7 x 14'11	Bsmt	Walk-In Closet	4'7 x 3'10		Main	4
Finished Floor (Below): 0	Main	Bedroom	9'9 x 11'4	Bsmt	Bedroom	9'10 x 9'7		Main	3
Finished Floor (Basement): 1,096	Main	Bedroom	9'9 x 11'3	Bsmt	Walk-In Closet	7'5 x 6'4		Bsmt	4
Finished Floor (Total): 2,298 sq. ft.	Main	Primary Bedroom	16'7 x 19'7	Bsmt	Laundry	1'11 x 5'4		Bsmt	2
Unfinished Floor: 0	Main	Walk-In Closet	7'5 x 6'4				x		
Grand Total: 2,298 sq. ft.	Main	Laundry	2' x 5'4				x		
Flr Area (Det'd 2nd Res): sq. ft.	Bsmt	Foyer	11'6 x 14'11				x		
	Bsmt	Bedroom	9'10 x 14'10				x		
	Bsmt	Utility	3'7 x 4'6				x		
	Bsmt	Dining Room	11'6 x 16'8				x		
	Bsmt	Kitchen	11'6 x 11'7				x		
Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: 2	MHR#:	CSA/BCE:	Maint. Fee:						
	ByLaw Restrictions:								

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

Looking for a newer home at a great price? Look no further. This move-in-ready six-bedroom home offers exceptional value and versatility, including a fully self-contained two-bedroom suite with its own laundry—perfect for extended family or rental income. Inside, you'll find durable laminate flooring throughout, a well-appointed kitchen featuring quartz countertops, elegant bathrooms, and generously sized bedroom rooms. A huge, south-facing deck off the kitchen extends your living space and is ideal for summer entertaining. Enjoy peace of mind with the balance of the new home warranty remaining. Ample parking is available with a double garage and a long driveway, making this home as practical as it is inviting.

Active
R3065831

Board: F
House/Single Family

8850 ADACHI TERRACE

Mission
Mission BC
V4S 1A4

Residential Detached

\$1,075,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2023
Frontage(feet): 43.00	Bathrooms: 5	Age: 3
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**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: :

Floor Finish:

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	Floor	#Pcs
Finished Floor (Above): 1,550	Main	Living Room	16' x 13'	Below	Bedroom	11'6 x 10'8			
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
Finished Floor (Total): 3,100 sq. ft.	Main	Bedroom	12' x 11'				x	Below	3
Unfinished Floor: 0	Main	Bedroom	11' x 10'				x	Below	3
Grand Total: 3,100 sq. ft.	Main	Bedroom	10' x 10'				x	Below	3
Flr Area (Det'd 2nd Res): sq. ft.	Main	Laundry	6' x 4'8				x		
	Below	Recreation Room	18' x 13'6				x		
	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	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: 3									

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!

Active
R3070815

Board: F
Manufactured with Land

28140 56 AVENUE

Abbotsford
Bradner
V4X 2P2

Residential Detached

\$1,099,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,099,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
Frontage(feet): **317.00** Bathrooms: **2** Age: **47**
Frontage(metres): **96.62** Full Baths: **2** Zoning: **A1**
Depth / Size: **686(5.01AC)** Half Baths: **0** Gross Taxes: **\$4,783.04**
Lot Area (sq.ft.): **218,235.80** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **5.01** P.I.D.: **010-696-555** Tax Inc. Utilities?:
Flood Plain: **No** Tour:
View: **Yes: Greenbelt**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**

Construction: **Manufactured/Mobile**

Exterior: **Mixed**

Foundation: **Concrete Slab**

Renovations:

of Fireplaces: **0** R.I. Fireplaces: **0**

Fireplace Fuel: **None**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **25** Covered Parking: **0** Parking Access:

Parking: **Open, RV Parking Avail.**

Driveway Finish: **Gravel**

Dist. to Public Transit: **4**

Title to Land: **Freehold NonStrata**

Dist. to School Bus: **4**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

R.I. Plumbing: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

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

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Rural Setting, Shopping Nearby, Treed**

Features:

Finished Floor (Main):	1,284	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	12'0 x10'0				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x10'0				x		
Finished Floor (Below):	0	Main	Kitchen	11'0 x11'0				x		
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x11'0				x		
Finished Floor (Total):	1,284 sq. ft.	Main	Bedroom	10'0 x9'0				x		
Unfinished Floor:	0			10'0 x10'0				x		
Grand Total:	1,284 sq. ft.							x		
Flr Area (Det'd 2nd Res):	sq. ft.							x		
Suite: Other								x		
Basement: None								x		
Crawl/Bsmt. Height:	# of Levels: 1		Manuf Type: Double Wide		Registered in MHR?: Yes		PAD Rental: \$0.00			
# of Kitchens: 1	# of Rooms: 6		MHR#: 40238		CSA/BCE: A3863		Maint. Fee:			
			ByLaw Restrictions:							

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

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

Active
R3032481

Board: F
House/Single Family

35527 ZANATTA PLACE

Abbotsford
Abbotsford East
V3G 0B4

Residential Detached

\$1,149,000 (LP)

(SP)



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: 18
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**

Total Parking: **3** Covered Parking: **3** Parking Access:

Parking: **Garage; Triple**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Dist. to School Bus:

Land Lease Expiry Year:

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

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	Floor	#Pcs
Finished Floor (Above):	1,207	Main	Living Room	15'5 x 18'6				x		
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):	3,704 sq. 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:	3,704 sq. ft.	Above		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		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:					
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:					
		ByLaw Restrictions:								

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
R3066230

Board: F
House/Single Family

30914 UPPER MACLURE ROAD

Abbotsford
Abbotsford West
V2T 0A4

Residential Detached

\$1,399,000 (LP)

(SP) **M**



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: 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: **Balcony(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Mixed, Tile**

Dist. to School Bus:

Land Lease Expiry Year:

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

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21'0 x 12'0			
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Below	Living Room	11'4 x 9'8		Main	3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8		Above	3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13'0 x 8'0		Below	3
Finished Floor (Total):	4,218 sq. 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:	4,218 sq. ft.	Main	Nook	9'0 x 9'0				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'0 x 13'10				x		
Suite: Unauthorized Suite		Above	Bedroom	13'6 x 11'0				x		
Basement: Full		Above	Bedroom	12'2 x 11'4				x		
Crawl/Bsmt. Height:	# of Levels: 3	Above	Laundry	9'4 x 5'4				x		
# of Kitchens: 3	# of Rooms: 16			x				x		
		Manuf Type:		Registered in MHR?:		PAD Rental:				
		MHR#:		CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:								

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

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

Active
R3000319

Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached

\$1,475,000 (LP)

(SP)



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: 28
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**

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:

Land Lease Expiry Year:

Property Disc.: **No**

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	
Finished Floor (AbvMain2): 993	Main	Dining Room	15'4 x 15'5	Above	Primary Bedroom	12'4 x 11'4	
Finished Floor (Below): 0	Main	Kitchen	16' x 11'	Above	Bedroom	11'4 x 9'	
Finished Floor (Basement): 1,882	Main	Family Room	20'3 x 18'8	Bsmt	Kitchen	20' x 13'6	
Finished Floor (Total): 6,005 sq. ft.	Main	Eating Area	13'2 x 9'9	Bsmt	Living Room	18'5 x 13'6	
Unfinished Floor: 0	Main	Pantry	11'2 x 12'5	Bsmt	Bedroom	15'5 x 8'8	
Grand Total: 6,005 sq. ft.	Main	Office	10'7 x 14'	Bsmt	Bedroom	18' x 7'9	
Flr Area (Det'd 2nd Res): sq. ft.	Main	Primary Bedroom	17' x 20'4				
	Main	Bedroom	11'8 x 13'2				
	Main	Bedroom	9'7 x 11'4				
	Main	Bedroom	12' x 12'				
	Above	Kitchen	x				
	Above	Kitchen	14'2 x 5'9				

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

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

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

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
R3075111

Board: F
House/Single Family

2736 AQUILA DRIVE
Abbotsford
Abbotsford East
V3G 0C7

Residential Detached

\$1,650,000 (LP)

(SP)



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

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**

Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes :court ordered sale**
 Floor Finish: **Wall/Wall/Mixed**

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

Amenities:

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

Features:

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

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

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

Active
R3075011

Board: F
House with Acreage

9540 WOODWARD STREET

Mission
Mission-West
V4S 1B9

Residential Detached

\$1,700,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,700,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1993
Frontage(feet): 427.00	Bathrooms: 4	Age: 33
Frontage(metres): 130.15	Full Baths: 4	Zoning: RU-16
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:	:	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electric, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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**
Property Disc.: **Yes**
Fixtures Leased: **No :**
R.I. Plumbing: **Fixtures Rmvd: No :**
Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

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

Amenities:

Site Influences:

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

Finished Floor (Main): 1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): 1,907	Main	Foyer	13'1 x 7'0	Above	Living Room	25'9 x 14'1			
Finished Floor (AbvMain2): 0	Main	Living Room	13'7 x 13'5	Above	Family Room	15'2 x 11'4	4	Main	4
Finished Floor (Below): 0	Main	Kitchen	22'0 x 18'3	Above	Kitchen	17'8 x 14'0	4	Main	4
Finished Floor (Basement): 0	Main	Utility	15'0 x 5'2	Above	Dining Room	12'10 x 11'1		Above	4
Finished Floor (Total): 3,452 sq. ft.	Main	Laundry	7'11 x 6'8	Above	Nook	10'0 x 6'2		Above	4
Unfinished Floor: 0	Main	Living Room	13'0 x 9'1				x		
Grand Total: 3,452 sq. ft.	Main	Kitchen	10'10 x 8'10				x		
Flr Area (Det'd 2nd Res): sq. ft.	Main	Bedroom	15'3 x 9'8				x		
Suite: Other, Unauthorized Suite	Above	Bedroom	13'7 x 10'1				x		
Basement: Full	Above	Primary Bedroom	14'5 x 13'7				x		
Crawl/Bsmt. Height: # of Levels: 2	Above	Bedroom	11'5 x 10'1				x		
# of Kitchens: 3	Above	Bedroom	10'11 x 9'3				x		
		Bedroom	15'6 x 13'5				x		
Manuf Type:				Registered in MHR?:			PAD Rental:		
MHR#:				CSA/BCE:			Maint. Fee:		
				ByLaw Restrictions:					

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

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

COURT ORDERED SALE! Rare opportunity to own nearly 5 acres in Silverdale's high growth West Neighborhood Plan! This 6 Bedroom & 4 Bathroom home sits at the end of a quiet cul-de-sac, directly across from active development, making it a prime investment. The spacious two storey 3,452 sq. ft. home includes a 1,160 sq. ft. detached shop, perfect for storage or a workspace. Home also offers a 2 bedroom suite with separate entry in place. With Silverdale rapidly expanding, this property offers incredible future development potential (buyers to verify with the City of Mission) or the chance to create a private estate with a brand new home. A must see opportunity in one of Fraser Valley's most sought after areas! Minutes away to both the city of Mission and also Maple Ridge. Don't miss out!

Active
R3055633

Board: F
House/Single Family

30736 BURGESS AVENUE

Abbotsford
Bradner
V4X 2A6

Residential Detached

\$6,500,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,999,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 663.00	Bathrooms: 6	Age: 13
Frontage(metres): 202.08	Full Baths: 4	Zoning: A-1
Depth / Size: 1251	Half Baths: 2	Gross Taxes: \$12,263.99
Lot Area (sq.ft.): 860,310.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 19.75	P.I.D.: 003-598-381	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View:	No :	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type:	Septic	Water Supply: Well - Drilled

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **3** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Tile - Composite**

Total Parking: **12** Covered Parking: **3** Parking Access: **Front, Side**

Parking: **Garage; Triple, RV Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **:COURT ORDER SALE**

Floor Finish: **Hardwood**

Legal: **PARCEL C (RP1510), PART SW1/4, SECTION 12, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

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

Features:

Finished Floor (Main):	3,526	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,660	Main	Foyer	12'8 x 12'2	Above	Walk-In Closet	8'3 x 10'9		Main	2
Finished Floor (AbvMain2):	0	Main	Living Room	22'4 x 20'3	Above	Bedroom	15'6 x 11'1		Main	5
Finished Floor (Below):	2,301	Main	Dining Room	15'10 x 15'1	Above	Walk-In Closet	5'10 x 5'5		Main	2
Finished Floor (Basement):	0	Main	Kitchen	20'11 x 25'10	Above	Flex Room	20'4 x 10'8		Above	4
Finished Floor (Total):	7,487 sq. ft.	Main	Nook	21'7 x 11'10	Bsmt	Family Room	47'5 x 19'4		Above	4
Unfinished Floor:	0	Main	Wine Room	8'9 x 5'	Bsmt	Bedroom	11'8 x 11'10		Bsmt	4
Grand Total:	7,487 sq. ft.	Main	Laundry	15' x 14'2	Bsmt	Office	25'3 x 24'3			
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	9' x 7'	Bsmt	Storage	8'3 x 9'9			
		Main	Pantry	7'10 x 10'5	Bsmt	Utility	12'8 x 10'8			
		Main	Primary Bedroom	23'1 x 13'9				x		
		Main	Walk-In Closet	12'10 x 10'				x		
		Above	Bedroom	15'2 x 13'6				x		
		Above	Bedroom	26'6 x 15'11				x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: 1	# of Rooms: 22	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

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

Court Ordered Sale. This spectacular Tuscan inspired home is situated on a stunning 20 acre parcel of land. 7500 sq ft of timeless design and relaxed luxury. Stunning kitchen w/huge centre island, w/in pantry and wine cellar. Seamless indoor outdoor living from the Great room to the patio are equipped with swimming pool and endless space for entertaining. Primary suite w/walk in closet and luxurious ensuite.5 bedrooms, Walk out basement w/sep entry, recroom and lots of parking...This Private lifestyle estate is masterfully designed and features exquisite craftsmanship throughout. Fenced pastures, sep Barn, gated driveway and more..

Active
R3058301

Board: F
House with Acreage

30150 OLD YALE ROAD

Abbotsford
Aberdeen
V4X 2N7

Residential Detached

\$6,700,000 (LP)
(SP)



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

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

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

Total Parking: **Covered Parking: Parking Access:**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
R.I. Plumbing: **Fixtures Rmvd: No :**
Floor Finish: **Mixed**

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

Site Influences: **Paved Road**

Features:

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

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

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