

Active
R3070930

Board: F
House/Single Family

29433 DEWDNEY TRUNK ROAD

Mission
Stave Falls
V4S 1B6

Residential Detached

\$699,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$714,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1950
Frontage(feet): 335.00	Bathrooms: 1	Age: 76
Frontage(metres): 102.11	Full Baths: 1	Zoning: RU16
Depth / Size:	Half Baths: 0	Gross Taxes: \$2,700.75
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.57	P.I.D.: 013-347-608	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **PARCEL B, LEGAL SUBDIVISION 15, SECTION 15, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, REF PL 16509**

Amenities:

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	928	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'7 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'0 x 14'0			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'2 x 11'0			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10'2 x 11'0			x	
Finished Floor (Total):	928sq. ft.	Main	Walk-In Closet	4'8 x 11'0			x	
Unfinished Floor:	928	Main	Solarium	4'8 x 14'0			x	
Grand Total:	1,856sq. ft.	Bsmt	Storage	34'6 x 25'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Utility	4'5 x 14'1			x	
Suite:							x	
Basement: Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Nestled in the peaceful countryside of Mission, BC—just over the Maple Ridge border—this charming rancher with a basement offers a tranquil retreat on just over 0.5 acres of private land. Filled with character, warmth, and untapped potential, it's an ideal fit for first-time buyers, downsizers, or anyone seeking a quieter way of life. The main floor features a kitchen with plenty of cabinetry, a spacious living room, and a bright sunroom, along with 2 bedrooms and 1 bathroom. The unfinished basement provides additional space ready for your ideas. Don't miss this fantastic opportunity!

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 \$750,000 (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: 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	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:	Fixtures Leased: No :		
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Other			

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, 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) 
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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: 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	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	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	11' x 9'			x	
		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
R3070568
Board: F
House/Single Family

2175 LYNDEN STREET
Abbotsford
Abbotsford West
V2T 3B6

Residential Detached
\$985,000 (LP)
(SP) **M**



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**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
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
Finished Floor (Above):	0	Main	Living Room	12'5 x 17'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 10'			x	Main 4
Finished Floor (Below):	801	Main	Kitchen	11'6 x 11'11			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'7 x 12'11			x	
Finished Floor (Total):	1,968sq. ft.	Main	Bedroom	12'6 x 8'10			x	
Unfinished Floor:	0	Main	Bedroom	8'11 x 8'7			x	
Grand Total:	1,968sq. ft.	Below	Family Room	10'9 x 17'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	11'4 x 10'			x	
Suite: None		Below	Bedroom	10'8 x 6'11			x	
Basement: Part		Below	Storage	11'5 x 21'4			x	
		Below	Storage	3'6 x 7'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	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) 
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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: 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	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:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# 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.

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

Active R3075260 Board: F House/Single Family	32275 CLINTON AVENUE Abbotsford Abbotsford West V2T 5B3	Residential Detached \$1,000,000 (LP) (SP) 
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**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	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Log	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish:		
Type of Roof: Asphalt			

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
Finished Floor (Above):	580	Main	Living Room	17'3 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	19' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	12' x 10'			x	
Finished Floor (Total):	1,608sq. ft.	Main	Laundry	6'3 x 6'			x	
Unfinished Floor:	0	Above	Primary Bedroom	13' x 12'			x	
Grand Total:	1,608sq. ft.	Above	Walk-In Closet	4' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 9'			x	
		Above	Bedroom	12' x 10'			x	
				x			x	
				x			x	
				x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **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) M
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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	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 blocks		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	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
Finished Floor (Above):	0	Main	Living Room	13'1 x 15'5	Bsmt	Bedroom	9'10 x 10'	Floor #Pcs
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):	2,298sq. 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:	2,298sq. ft.	Main	Laundry	2' x 5'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite		Bsmt	Foyer	11'6 x 14'11			x	
Basement: Full		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	# of Rooms: 17	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) 
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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	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		
Suite: Legal Suite, Unauthorized Suite		Below	Bedroom	11' x 10'			x		
Basement: Full, Fully Finished, Separate Entry		Below	Kitchen	10' x 9'			x		
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!

Active
R3070815
Board: F
Manufactured with Land

28140 56 AVENUE

Abbotsford
Bradner
V4X 2P2

Residential Detached
\$1,099,900 (LP)
(SP) **M**



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: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **25** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: **4** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **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
Finished Floor (Above):	0	Main	Living Room	12'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,284sq. ft.	Main	Bedroom	10'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 10'0			x	
Grand Total:	1,284sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: Other				x			x	
Basement:None				x			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) **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: **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**

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:									
Basement:Fully Finished									
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
R3069426
Board: F
House/Single Family

2802 UPLAND CRESCENT

Abbotsford
Abbotsford West
V2T 2E9

Residential Detached

\$1,199,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1972**
Frontage(feet): **156.50** Bathrooms: **4** Age: **54**
Frontage(metres): **47.70** Full Baths: **4** Zoning: **RS3**
Depth / Size: **186.8IRR** Half Baths: **0** Gross Taxes: **\$5,507.55**
Lot Area (sq.ft.): **17,466.00** Rear Yard Exp: **East** For Tax Year: **2025**
Lot Area (acres): **0.40** P.I.D.: **005-025-397** Tax Inc. Utilities?:
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: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Renovations: **Completely** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Property Disc.: **No**
Fireplace Fuel: **Electric** Rain Screen: Fixtures Leased: **No**
Fuel/Heating: **Hot Water, Radiant** Metered Water: Fixtures Rmvd: **:**
Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing: Floor Finish:
Type of Roof: **Asphalt**

Legal: **LOT 425 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 40295**

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

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

Features:

Finished Floor (Main):	1,556	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Family Room	20'5 x 13'6	Bsmt	Kitchen	14'9 x 14'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 11'3	Bsmt	Bedroom	11' x 10'10	Main	3
Finished Floor (Below):	1,556	Main	Kitchen	11'3 x 7'10	Bsmt	Bedroom	10' x 10'	Main	3
Finished Floor (Basement):	0	Main	Bedroom	13'6 x 12'2			x		
Finished Floor (Total):	3,112sq. ft.	Main	Primary Bedroom	15'5 x 9'11			x	Bsmt	3
Unfinished Floor:	0	Main	Bedroom	12'4 x 10'	Bsmt	Living Room	12' x 10'10	Bsmt	3
Grand Total:	3,112sq. ft.	Main	Living Room	10' x 14'	Bsmt	Kitchen	10'8 x 8'		
Flr Area (Det'd 2nd Res):	sq. ft.			x	Bsmt	Bedroom	10' x 10'		
				x			x		
				x			x		
				x			x		
Suite: Unauthorized Suite		Bsmt	Living Room	21'1 x 19'9			x		
Basement: Fully Finished, Separate Entry				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

RE/MAX Masters Realty

Large private lot! Fully renovated 3,100 sq.ft. house on a 17,500 sq.ft. lot. Tasteful recent renovations include new kitchens, washrooms, lights and plumbing fixtures, flooring, windows, water tanks, and roof. 3 bed, 2 bath for upstairs use. 2-bed suite downstairs and 1-bed in-law suite possible as well. Large fenced front and back yards. Two car garage and lots of driveway space. Infill zoning with subdivision + development potential - confirm with the city for details! Close to schools, shopping, Discovery trail, Fish Trap Creek Park, Hwy 1, High Street Mall, and much more! Showings Wednesday Dec 17th 11am - 12noon!

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

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

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21'0 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	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):	4,218sq. ft.	Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10		
Unfinished Floor:	0	Main	Living Room	12'6 x 14'8			x		
Grand Total:	4,218sq. ft.	Main	Nook	9'0 x 9'0			x		
				x			x		
		Above	Primary Bedroom	16'0 x 13'10			x		
		Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'2 x 11'4			x		
		Above	Laundry	9'4 x 5'4			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Full									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **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) **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: **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**

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.

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

Active
R3075111
Board: F
House/Single Family

2736 AQUILA DRIVE

Abbotsford
Abbotsford East
V3G 0C7

Residential Detached

\$1,650,000 (LP)

(SP) **M**



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: **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: **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
Finished Floor (Above):	1,331	Main	Great Room	17' x 16'	Bsmt	Living Room	12' x 14'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 14'8	Bsmt	Kitchen	6' x 14'8	Main 2
Finished Floor (Below):	0	Main	Kitchen	17' x 16'	Bsmt	Bedroom	11' x 9'10	Above 4
Finished Floor (Basement):	1,313	Main	Den	12' x 10'6	Bsmt	Bedroom	11'8 x 11'8	Above 5
Finished Floor (Total):	4,019sq. ft.	Main	Pantry	5'3 x 4'5	Bsmt	Utility	17'2 x 6'9	Bsmt 4
Unfinished Floor:	0	Main	Foyer	6'10 x 6'7	Bsmt	Storage	6' x 11'8	
Grand Total:	4,019sq. 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	
		Above	Bedroom	11'8 x 10'8			x	
		Above	Laundry	9'8 x 6'9			x	
		Bsmt	Media Room	17' x 16'			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **2**

of Rooms: **19**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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: **Electricity, 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**

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

Total Parking: **12** Covered Parking: **4** Parking Access:
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

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

Amenities:

Site Influences:

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

Finished Floor (Main):	1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,907	Main	Foyer	13'1 x 7'0	Above	Living Room	25'9 x 14'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'7 x 13'5	Above	Family Room	15'2 x 11'4	Main 4
Finished Floor (Below):	0	Main	Kitchen	22'0 x 18'3	Above	Kitchen	17'8 x 14'0	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):	3,452sq. 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:	3,452sq. 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		Main	Bedroom	13'7 x 10'1			x	
Basement: Full		Above	Primary Bedroom	14'5 x 13'7			x	
		Above	Bedroom	11'5 x 10'1			x	
		Above	Bedroom	10'11 x 9'3			x	
		Above	Bedroom	15'6 x 13'5			x	

Crawl/Bsmt. Height:
of Kitchens: **3**

of Levels: **2**
of Rooms: **18**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
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 seperate 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
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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.	Total Parking: 12	Covered Parking: 3	Parking Access: Front, Side
Construction: Frame - Wood	Parking: Garage; Triple, RV Parking Avail.		
Exterior: Stone, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: :COURT ORDER SALE	
Fuel/Heating: Forced Air, Heat Pump, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Tile - Composite	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	
Finished Floor (Above):	1,660	Main	Foyer	12'8 x 12'2	Above	Walk-In Closet	8'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22'4 x 20'3	Above	Bedroom	15'6 x 11'1	Main	2
Finished Floor (Below):	2,301	Main	Dining Room	15'10 x 15'1	Above	Walk-In Closet	5'10 x 5'5	Main	5
Finished Floor (Basement):	0	Main	Kitchen	20'11 x 25'10	Above	Flex Room	20'4 x 10'8	Main	2
Finished Floor (Total):	7,487sq. 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	Above	4
Grand Total:	7,487sq. ft.	Main	Laundry	15' x 14'2	Bsmt	Office	25'3 x 24'3	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	9' x 7'	Bsmt	Storage	8'3 x 9'9		
Suite: None		Main	Pantry	7'10 x 10'5	Bsmt	Utility	12'8 x 10'8		
Basement: Fully Finished		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) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **221.36**
Frontage(metres): **67.47**
Depth / Size:
Lot Area (sq.ft.): **0.00**
Lot Area (acres): **4.15**
Flood Plain: **No**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Septic**
Sewer Type: **Septic**

If new, GST/HST inc?: **No**
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **002-772-418**
Original Price: **\$6,700,000**
Approx. Year Built: **9999**
Age: **999**
Zoning: **A1-O**
Gross Taxes: **\$39,761.00**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

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**

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

Total Parking: **Covered Parking:**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
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			x	Main	5
Finished Floor (Below):	0	Main	Kitchen	18' x 13'2			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	20' x 16'1			x	Above	3
		Main	Bedroom	13'1 x 13'			x		
Finished Floor (Total):	3,950sq. ft.	Main	Bedroom	11'8 x 8'8			x		
Unfinished Floor:	0	Main	Eating Area	12'2 x 8'6			x		
Grand Total:	3,950sq. ft.	Main	Recreation Room	19'11 x 14'6			x		
		Main	Bedroom	11'8 x 8'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'8 x 7'8			x		
		Main	Laundry	11'8 x 11'			x		
Suite: None		Main	Games Room	19'7 x 15'5			x		
Basement: None		Main	Family Room	18' x 15'2			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	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.