

Active R3104110 Board: F Manufactured with Land	2225 CRYSTAL COURT Abbotsford Poplar V2T 6A7	Residential Detached \$658,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$725,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Frontage(feet): 50.00	Bathrooms: 2	Age: 48
Frontage(metres): 15.24	Full Baths: 2	Zoning: RSH
Depth / Size: 108	Half Baths: 0	Gross Taxes: \$3,565.64
Lot Area (sq.ft.): 5,400.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 006-017-673	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: Other	Water Supply: City/Municipal	

Style of Home: Manufactured/Mobile, Other	Total Parking: 2	Covered Parking: 0	Parking Access: Front
Construction: Manufactured/Mobile	Parking: Open		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas, Wood	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Metal	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish:		

Legal: **LOT 57, PLAN NWP45961, PART NW1/4, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# Z04739**

Amenities:

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'7 x 22'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 6'10			x	Main 4
Finished Floor (Below):	200	Main	Kitchen	11'5 x 11'1			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	11'3 x 12'9			x	
Finished Floor (Total):	1,350sq. ft.	Main	Bedroom	11'3 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	7'11 x 7'8			x	
Grand Total:	1,350sq. ft.	Bsmt	Recreation Room	28'2 x 10'10			x	
		Bsmt	Utility	4'4 x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Crawl, Partly Finished				x			x	
Crawl/Bsmt. Height: 7'	# of Levels: 2	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental: \$0.00				
# of Kitchens: 1	# of Rooms: 8	MHR#: Z04739	CSA/BCE: EL-1171734-202	Maint. Fee:				
		ByLaw Restrictions:						

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

Momentum Realty Inc.

Court-Ordered Sale – Incredible Value-Add Opportunity! Tucked away on a quiet court, this 3-bedroom, 2-bathroom double-wide manufactured home sits on a generous 5,400 sq. ft. lot and offers outstanding potential for investors, renovators, or handy buyers. Features include an open-concept kitchen and dining area with hardwood flooring, quartz countertops, and pot lighting, plus a spacious living room with a cozy gas fireplace. With solid existing features and plenty of room to add value, this is a rare opportunity to transform a property in a desirable neighbourhood and build instant equity.

Active R3115093 Board: F House/Single Family	2713 MOORLAND STREET Abbotsford Abbotsford West V2T 3V4	Residential Detached \$799,999 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$939,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 69.98	Bathrooms: 3	Age: 51
Frontage(metres): 21.33	Full Baths: 2	Zoning: RS3
Depth / Size: 120	Half Baths: 1	Gross Taxes: \$5,775.13
Lot Area (sq.ft.): 8,400.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 001-778-277	Tax Inc. Utilities?: No
Flood Plain:		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: Basement Entry	Total Parking: 4	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Sundeck(s)	R.I. Plumbing:		
Type of Roof: Tar & Gravel	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Laminate, Mixed		

Legal: **LOT 202 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 44994**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,564	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'7 x 17'9	Below	Laundry	3' x 4'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'3 x 13'1			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	10'5 x 10'8			x	
Finished Floor (Basement):	1,248	Main	Bedroom	10'4 x 13'10			x	
Finished Floor (Total):	2,812sq. ft.	Main	Bedroom	10' x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	8'10 x 10'6			x	Main 2
Grand Total:	2,812sq. ft.	Main	Laundry	3' x 5'			x	
		Below	Recreation Room	10' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	11' x 11'			x	
		Below	Kitchen	9' x 11'			x	Bsmt 3
		Below	Bedroom	9'8 x 10'10			x	
Suite: Legal Suite		Below	Dining Room	13' x 8'			x	
Basement: Full, Separate Entry		Below	Living Room	13' x 17'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty Ltd.**

OPPORTUNITY!! 8400 sq ft FLAT LOT in desirable WEST Abbotsford location. Build your next home, bring your RENOVATION ideas to this 2800 sq ft 5 bedroom home that already has a one bedroom legal SUITE with separate laundry or DEVELOP the property. The suite is move in ready, live there while you finish the rest of the home to meet your family's needs. The possibilities are endless, perfect chance to build equity quickly. Zoned SSMUH-1, up to 4 units!!

Active
R3135946

Board: F
House/Single Family

1524 KIMBERLEY STREET

Abbotsford
Poplar
V2S 8B2

Residential Detached

\$849,000 (LP)

(SP) **M**



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

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl, Wood**
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**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **200M** Dist. to School Bus: **1100M**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Laminate, Tile**

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

Amenities:

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

Features:

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

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

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

Active R3113849 Board: F House/Single Family	2680 VICTORIA STREET Abbotsford Abbotsford West V2T 2T5	Residential Detached \$882,391 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$882,391
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 9999
Frontage(feet): 60.00	Bathrooms: 2	Age: 999
Frontage(metres): 18.29	Full Baths: 2	Zoning: RS3
Depth / Size: 96	Half Baths: 0	Gross Taxes: \$4,352.68
Lot Area (sq.ft.): 5,760.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 010-289-836	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Split Entry	Total Parking: 5	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel: None	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Floor Finish: Hardwood, Mixed		
Type of Roof: Asphalt			

Legal: **PL 17585 LT 7 LD 36 SEC 19 TWP 16 PART SE 1/4.**

Amenities: **Storage**

Site Influences:

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

Finished Floor (Main):	950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'1 x 11'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'7 x 10'4			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'0 x 11'1			x	Bsmt 3
Finished Floor (Basement):	950	Main	Bedroom	10'7 x 9'11			x	
Finished Floor (Total):	1,900sq. ft.	Main	Bedroom	10'7 x 6'11			x	
Unfinished Floor:	0	Bsmt	Living Room	14'9 x 12'5			x	
Grand Total:	1,900sq. ft.	Bsmt	Kitchen	19'2 x 12'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12'6 x 9'8			x	
		Bsmt	Bedroom	12'3 x 7'0			x	
		Bsmt	Laundry	10'5 x 8'8			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Full, Fully Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Investors Alert!! 1900 sqft Split entry in West Abbotsford location, 2 bedrooms up + 2 bedroom basement suite downstairs! House rented upstairs & downstairs. A/C unit on main floor, Storage shed etc.

Active
R3076746

Board: F
House with Acreage

28140 56 AVENUE

Abbotsford
Bradner
V4X 2P2

Residential Detached

\$899,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,049,900**
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** 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: **No :**
Complex/Subdiv: **Bradner**
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **20** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail., Visitor Parking**
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: **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**

Features:

Finished Floor (Main):	1,436	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	28'2 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 12'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'7 x 12'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	20'8 x 12'8			x	
Finished Floor (Total):	1,436sq. ft.	Main	Bedroom	15'11 x 11'8			x	
Unfinished Floor:	0	Main	Bedroom	12'6 x 11'5			x	
Grand Total:	1,436sq. ft.	Main	Laundry	11'8 x 9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None, 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: 7	MHR#: 40238	CSA/BCE:	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 R3116950 Board: F House/Single Family	36078 MARQUIS COURT Abbotsford Abbotsford East V3G 1L1	Residential Detached \$939,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,039,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1994
Frontage(feet): 0.00	Bathrooms: 4	Age: 32
Frontage(metres):	Full Baths: 3	Zoning: N4
Depth / Size: 0.00	Half Baths: 1	Gross Taxes: \$6,143.17
Lot Area (sq.ft.): 8,139.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 018-089-101	Tax Inc. Utilities?: Yes
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Metal, 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:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s), Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Floor Finish: Tile, Vinyl/Linoleum, Wall/Wall/Mixed		

Legal: **LOT 22 SECTION 19 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN LMP8633**

Amenities:

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

Features:

Finished Floor (Main):	1,159	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,009	Main	Foyer	5'10 x 5'	Bsmt	Recreation Room	28'6 x 14'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'11 x 13'2	Bsmt	Playroom	27'2 x 9'9	Main	2
Finished Floor (Below):	1,020	Main	Dining Room	12'4 x 9'10	Bsmt	Patio	28' x 9'10	Above	5
Finished Floor (Basement):	0	Main	Kitchen	9'8 x 16'9	Bsmt	Storage	20'10 x 18'5	Above	4
Finished Floor (Total):	3,188sq. ft.	Main	Family Room	11'10 x 15'	Bsmt	Bedroom	0' x 0'	Bsmt	3
Unfinished Floor:	380	Main	Eating Area	8'6 x 7'10	Bsmt	Bedroom	0' x 0'		
Grand Total:	3,568sq. ft.	Main	Patio	19'4 x 11'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'10 x 7'4			x		
Suite: Unauthorized Suite		Above	Primary Bedroom	16' x 12'			x		
Basement: Full		Above	Walk-In Closet	6'5 x 5'9			x		
		Above	Bedroom	9'11 x 9'			x		
		Above	Bedroom	9'11 x 14'2			x		
		Above	Bedroom	9'11 x 10'7			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

RE/MAX Performance Realty

EAST ABBOTSFORD WITH STUNNING VIEWS! 6 bedroom, 4 bathroom home located on a quiet cul-de-sac in desirable East Abbotsford. Enjoy south-facing views of Mount Baker, the valley, and surrounding foothills from the main living areas and upper deck. The main floor offers a functional layout with an open kitchen, family room, and eating area that walks out to the upper deck. Separate living and dining areas, along with a foyer with high ceilings, complete the main level. Upstairs features 4 bedrooms, including a spacious primary suite with ensuite, double sinks, soaker tub, separate shower, and walk-in closet. The walk-out basement includes additional living space with multiple recreation areas and access to the backyard. Court ordered sale. Property is being sold as is, where is.

Active
R3113965
Board: F
House/Single Family

36727 DIANNE BROOK AVENUE
Abbotsford
Abbotsford East
V3G 0H4

Residential Detached
\$949,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **40.00**
Frontage(metres): **12.19**
Depth / Size:
Lot Area (sq.ft.): **3,358.00**
Lot Area (acres): **0.08**
Flood Plain:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **030-373-701**

Original Price: **\$1,099,000**
Approx. Year Built: **2021**
Age: **5**
Zoning: **RS6**
Gross Taxes: **\$5,139.85**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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: **LOT 51, PLAN EPP77068, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

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

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **2**

of Rooms: **13**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

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

Active
R3131601
Board: F
House/Single Family

3544 CHASE STREET
Abbotsford
Abbotsford West
V2T 5B3

Residential Detached
\$949,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$949,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **59.00** Bathrooms: **4** Age: **36**
Frontage(metres): **17.98** Full Baths: **3** Zoning: **RS3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,242.05**
Lot Area (sq.ft.): **5,921.00** Rear Yard Exp: **East** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **013-730-550** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **Fairfield Estates**
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: **Brick, Vinyl**
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: **Yes**
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :As is, where is**
Floor Finish: **Wall/Wall/Mixed**

Legal: **013-730-550 LOT 164 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 81296**

Amenities:

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

Finished Floor (Main):	1,091	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,035	Main	Living Room	16'0 x13'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'10 x10'0			x	Above	4
Finished Floor (Below):	0	Main	Kitchen	16'4 x10'0			x	Above	3
Finished Floor (Basement):	0	Main	Family Room	16'3 x12'0			x	Above	3
		Main	Nook	11'8 x7'3			x	Main	2
Finished Floor (Total):	2,126sq. ft.	Main	Bedroom	10'0 x8'6			x		
Unfinished Floor:	0	Main	Foyer	10'0 x5'0			x		
Grand Total:	2,126sq. ft.	Above	Primary Bedroom	14'0 x12'0			x		
		Above	Primary Bedroom	12'4 x10'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'5 x10'0			x		
		Above	Bedroom	13'4 x12'0			x		
Suite: None		Above	Laundry	8'9 x8'0			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Homelife Advantage Realty Ltd.** **Homelife Advantage Realty Ltd.**

Fairfield Estates family home! Flat and fully fenced 5921 square foot lot. Triple wide driveway with lots of parking. Renovated 5 bedroom and 4 bathroom home featuring 4 bedrooms on above floor plus additional bedroom (#5) on main floor. Above hosts two ensuites plus family bathroom. Walk-out main floor to large patio area, plenty of space for kids, pets and entertaining.

Active
R3114628
Board: F
House/Single Family

2802 UPLAND CRESCENT

Abbotsford
Abbotsford West
V2T 2E9

Residential Detached

\$999,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,089,900**
Meas. Type: **Metres** Bedrooms: **6** Approx. Year Built: **1972**
Frontage(feet): **112.56** Bathrooms: **4** Age: **54**
Frontage(metres): **34.31** Full Baths: **4** Zoning: **RS3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,507.55**
Lot Area (sq.ft.): **17,424.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.40** P.I.D.: **005-025-397** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Electric**

Fuel/Heating: **Hot Water, Natural Gas, Radiant**

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, Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish: **Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

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

Amenities:

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

Features:

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

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

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

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

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

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

Amenities:

Site Influences:

Features:

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

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

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

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

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

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

Amenities:

Site Influences:

Features:

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

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

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

Active
R3094552
Board: F
House/Single Family

2259 LYNDEN STREET

Abbotsford
Central Abbotsford
V2T 3B8

Residential Detached

\$1,013,999 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,145,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1969**
Frontage(feet): **80.00** Bathrooms: **3** Age: **57**
Frontage(metres): **24.38** Full Baths: **3** Zoning: **RS3-I**
Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$5,843.26**
Lot Area (sq.ft.): **8,000.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **006-511-082** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, 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 Access:
Parking: **Garage; Single**
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 69 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 30675**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 9'2			x	Main 3
Finished Floor (Basement):	1,092	Main	Primary Bedroom	11' x 11'5			x	Bsmt 3
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	9' x 8'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 10'			x	
Grand Total:	2,196sq. ft.	Bsmt	Living Room	16' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	9'4 x 9'2			x	
		Bsmt	Bedroom	11' x 13'			x	
		Bsmt	Bedroom	10'4 x 12'5			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: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Fantastic opportunity to acquire an approx. 8,000 sq. ft. lot in the heart of Abbotsford. This rancher offers excellent holding or revenue potential and is close to schools, shopping, parks, and major commuter routes. The main floor features 3 bedrooms, 2 Full Bathrooms, a spacious living and dining area, and a functional kitchen. The basement includes a 2-bedroom legal suite, ideal for rental income or extended family. Enjoy a large covered patio, private backyard, and detached shed for storage.

Active
R3136933
Board: F
House/Single Family

32317 ADAIR AVENUE
Abbotsford
Abbotsford West
V2T 4L7

Residential Detached
\$1,039,900 (LP)
(SP) **M**



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

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

Amenities:

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

Finished Floor (Main):	1,275	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'10 x 17'5	Below	Kitchen	9'11 x 10'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'10 x 11'6	Below	Foyer	7'10 x 5'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	9'11 x 11'6	Below	Bedroom	12'5 x 12'9		
Finished Floor (Basement):	1,040	Main	Primary Bedroom	13'8 x 11'6	Below	Bedroom	10'2 x 10'10		
Finished Floor (Total):	2,315sq. ft.	Main	Bedroom	10' x 12'	Below	Flex Room	8' x 12'10		
Unfinished Floor:	0	Main	Bedroom	10'2 x 12'			x	Main	4
Grand Total:	2,315sq. ft.	Main	Foyer	6'6 x 3'7			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	Bsmt	4
				x			x		
Suite: Legal Suite				x			x		
Basement: Full		Below	Living Room	13'1 x 15'1			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

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

Active R3089364 Board: F House/Single Family	36111 SPYGLASS LANE Abbotsford Abbotsford East V3G 2W7	Residential Detached \$1,135,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
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: \$9,008.58
Lot Area (sq.ft.): 17,277.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 023-075-767	Tax Inc. Utilities?: No
Flood Plain:		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.	Total Parking: 10	Covered Parking: 4	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	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.: Yes		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	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):	3,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	845	Main	Family Room	31'1 x 22'1	Abv Main 2	Dining Room	10'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'9 x 17'0	Abv Main 2	Kitchen	10'4 x 13'11	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'2 x 15'8	Main	Bedroom	9'0 x 11'7	Main 4
Finished Floor (Basement):	1,834	Main	Kitchen	18'10 x 13'2	Main	Bedroom	12'5 x 11'2	Main 4
Finished Floor (Total):	6,002sq. ft.	Main	Primary Bedroom	20'6 x 16'9	Abv Main 2	Living Room	10'7 x 16'9	Above 4
Unfinished Floor:	0	Main	Walk-In Closet	7'9 x 8'8	Bsmt	Kitchen	13'8 x 18'4	Bsmt 4
Grand Total:	6,002sq. ft.	Main	Bedroom	31'2 x 11'9	Bsmt	Living Room	13'8 x 17'4	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'5 x 9'8	Bsmt	Recreation Room	17'10 x 14'11	
		Main	Bedroom	14'2 x 12'5	Bsmt	Den	8'0 x 11'1	
		Main	Office	14'0 x 13'7	Bsmt	Bedroom	8'8 x 13'2	
		Main	Mud Room	7'9 x 7'7	Bsmt	Bedroom	8'1 x 15'9	
Suite: Legal Suite, Unauthorized Suite		Main	Foyer	10'4 x 8'2	Bsmt	Laundry	7'10 x 13'9	
Basement: None		Main	Pantry	11'4 x 10'5			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 3	# of Rooms: 25	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Court ordered sale. Home designed for large families offering nearly 6000 sq.ft of living space on an approximately 17000 sq.ft lot. The main level is expansive and filled with natural light, offering multiple living, dining, and family areas ideal for hosting, entertaining, and comfortable everyday living. This 8 bedroom, 6 bathroom home also features 2 mortgage helpers (2 + 2 suites), creating strong rental income potential. Tons of parking available for up to 12 vehicles plus spacious garage space. Enjoy panoramic views of Mt. Baker and the valley from the deck. Conveniently located close to Highway 1 access, shopping, dining, gyms, and both levels of school, offering a balance of privacy and accessibility.

Active R3113899 Board: F House/Single Family	2690 VICTORIA STREET Abbotsford Abbotsford West V2T 2T5	Residential Detached \$1,180,236 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,180,236
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2007
Frontage(feet): 60.00	Bathrooms: 4	Age: 19
Frontage(metres): 18.29	Full Baths: 3	Zoning: RS3
Depth / Size: 95	Half Baths: 1	Gross Taxes: \$5,756.02
Lot Area (sq.ft.): 5,700.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 007-528-809	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, 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, Stone, 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:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Baseboard, Hot Water, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Hardwood, Mixed		
Type of Roof: Asphalt			

Legal: **PL 17585 LT 6 BLK 11 LD 36 SEC 19 TWP 16**

Amenities: **In Suite Laundry, Storage**

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

Features:

Finished Floor (Main):	1,492	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'11 x 12'3	Bsmt	Laundry	6'6 x 6'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 15'1	Bsmt	Recreation Room	12' x 7'11	Main 5
Finished Floor (Below):	0	Main	Dining Room	11'11 x 7'7				Main 4
Finished Floor (Basement):	1,150	Main	Nook	9'1 x 5'4				Bsmt 4
Finished Floor (Total):	2,642sq. ft.	Main	Family Room	15'1 x 10'9				Bsmt 2
Unfinished Floor:	0	Main	Primary Bedroom	12'3 x 13'10				
Grand Total:	2,642sq. ft.	Main	Bedroom	10'5 x 11'9				
		Main	Bedroom	13'1' x 9'				
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	15'3 x 10'8				
		Bsmt	Kitchen	15'2 x 6'2				
		Bsmt	Nook	0' x 0'				
Suite: Legal Suite		Bsmt	Bedroom	8'11 x 13'4				
Basement: Full, Fully Finished, Separate Entry		Bsmt	Bedroom	11'7 x 11'3				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Great location house with 5 bedrooms in desirable area. A combination of exceptional features like vaulted ceilings, plenty of pot lights, granite counters, real hardwood floors, metal spindles & skylight. Comes with a 2 bedroom Legal suite. Fenced yard with shed as well. Close to shopping & Gurdwara.

Active R3110917 Board: F House/Single Family	2737 CARRIAGE COURT Abbotsford Aberdeen V4X 0A3	Residential Detached \$1,239,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,900
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2007
Frontage(feet): 51.90	Bathrooms: 4	Age: 19
Frontage(metres): 15.82	Full Baths: 4	Zoning: RS-3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$6,668.22
Lot Area (sq.ft.): 6,599.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 026-533-031	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv: Station Heights		
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: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
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:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen: Full		
Fuel/Heating: Hot Water, Natural Gas	Metered Water:		
Outdoor Area: Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Rmvd: :		
	Floor Finish: Mixed		

Legal: **PL BCP21292 LT 2 LD 36 SEC 20 TWP 13 NWD**

Amenities:

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

Features:

Finished Floor (Main):	1,632	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'8" x 13'	Below	Living Room	14' x 13'10"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'8" x 10'	Below	Kitchen	11'6" x 8'6"	Main 4
Finished Floor (Below):	1,306	Main	Kitchen	17'3" x 10'10"	Below	Bedroom	12'10" x 9'	Main 4
Finished Floor (Basement):	0	Main	Nook	11' x 7'6"	Below	Bedroom	12'8" x 9'	Below 4
Finished Floor (Total):	2,938sq. ft.	Main	Family Room	14'6" x 11'10"			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	17' x 12'			x	
Grand Total:	2,938sq. ft.	Main	Bedroom	13'4" x 11'3"			x	
		Main	Bedroom	10'6" x 10'			x	
		Main	Bedroom	11'6" x 11'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9' x 8'			x	
		Below	Laundry	9'6" x 5'6"			x	
Suite: Legal Suite		Below	Recreation Room	20' x 11'10"			x	
Basement: Full		Below	Bedroom	11' x 9'6"			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): **Century 21 Coastal Realty Ltd.**

Experience a rare opportunity to own a home in one of Abbotsford's most sought-after locations, offering easy access to Langley, West Abbotsford, Highway 1, Fraser Highway, and popular Highstreet Shopping Centre. This well-designed home features an excellent main-floor layout with a bright living room, inviting family room, and four spacious bedrooms for comfortable family living. You'll also enjoy a generous rec room with a full bathroom, plus a 2-bedroom legal suite that's perfect as a mortgage helper, for extended family, or for added flexibility. This is the complete package in a prime location—book your private tour today!

Active
R3135737
Board: F
House/Single Family

31525 RIDGEVIEW DRIVE
Abbotsford
Abbotsford West
V2T 5N2

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



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
Frontage(feet): **68.00** Bathrooms: **4** Age: **29**
Frontage(metres): **20.73** Full Baths: **4** Zoning: **SF**
Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$6,075.63**
Lot Area (sq.ft.): **6,886.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **023-558-032** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :Court ordered sale**
Fixtures Rmvd: **Yes :Court ordered sale**
Floor Finish:

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

Amenities:

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

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

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

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

Active
R3093805
Board: F
House/Single Family

35632 EAGLE VIEW PLACE

Abbotsford
Abbotsford East
V3G 0C8

Residential Detached

\$1,318,200 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,549,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2015**
Frontage(feet): **67.70** Bathrooms: **4** Age: **11**
Frontage(metres): **20.63** Full Baths: **3** Zoning: **N51**
Depth / Size: **140.30** Half Baths: **1** Gross Taxes: **\$7,373.15**
Lot Area (sq.ft.): **7,187.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **027-828-913** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountain /Valley views**
Complex/Subdiv: **Eagle Mountain**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes :COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 55 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39983**

Amenities:

Site Influences: **Cul-de-Sac**

Features:

Finished Floor (Main):	1,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,295	Main	Foyer	13'2 x 10'3	Above	Bedroom	13'4 x 11'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'0 x 12'10	Above	Office	17'3 x 10'1	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 12'11	Above	Media Room	16'5 x 14'1	Above	4
Finished Floor (Basement):	0	Main	Eating Area	11'2 x 10'3			x	Above	5
		Main	Kitchen	16'11 x 15'11			x	Above	4
Finished Floor (Total):	3,846sq. ft.	Main	Laundry	13'1 x 9'2			x		
Unfinished Floor:	0	Main	Walk-In Closet	13'3 x 5'5			x		
Grand Total:	3,846sq. ft.	Main	Pantry	3'1 x 7'2			x		
		Above	Primary Bedroom	17'1 x 14'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	10'2 x 5'5			x		
		Above	Bedroom	12'2 x 10'6			x		
Suite: None		Above	Walk-In Closet	7'9 x 7'5			x		
Basement: None		Above	Bedroom	11'6 x 9'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 16	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Skystreet Real Estate Marketing**

Priced \$284,800 below BC Assessment. Located on a quiet cul-de-sac on a flat lot, this impressive 3-storey custom home offers over 3,800 + sq ft of living space. Quality craftsmanship throughout with stone exterior, European-style windows, and composite tile roof. Grand foyer with marble flooring and vaulted ceilings. Main floor features formal living and dining areas, spacious kitchen with oversized island and separate spice kitchen, plus eating area, powder room, laundry, and double garage. Upstairs offers 4 bedrooms including a luxurious primary with covered deck and spa-like ensuite. Top floor includes media room/bedroom with bar and full bath. Private backyard with outdoor fireplace and mountain views. Court-Ordered Sale

Active R3118338 Board: F House/Single Family	30914 UPPER MACLURE ROAD Abbotsford Abbotsford West V2T 0A4	Residential Detached \$1,399,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2009
Frontage(feet): 70.57	Bathrooms: 3	Age: 17
Frontage(metres): 21.51	Full Baths: 3	Zoning: RS3
Depth / Size: 135.80	Half Baths: 0	Gross Taxes: \$6,500.42
Lot Area (sq.ft.): 9,504.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.22	P.I.D.: 026-788-055	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21'0 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Bsmt	Living Room	11'4 x 9'8	Main	3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8	Above	3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13'0 x 8'0	Bsmt	3
		Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10		
Finished Floor (Total):	4,218sq. ft.	Main	Living Room	12'6 x 14'8			x		
Unfinished Floor:	0	Main	Nook	9'0 x 9'0			x		
Grand Total:	4,218sq. ft.			x			x		
		Above	Primary Bedroom	16'0 x 13'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'2 x 11'4			x		
		Above	Laundry	9'4 x 5'4			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Full									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

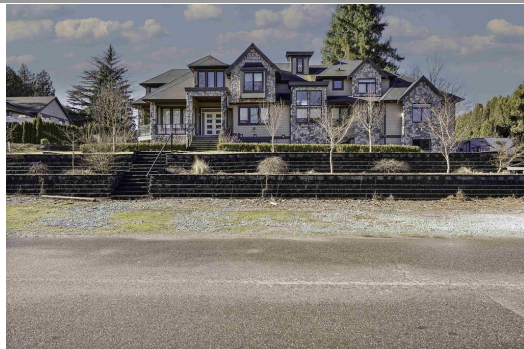
Listing Broker(s): **Century 21 Coastal Realty Ltd.**

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

Active
R3132580
Board: F
House with Acreage

4033 PRAIRIE STREET
Abbotsford
Abbotsford West
V4X 1X2

Residential Detached
\$3,198,888 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$3,198,888**
Meas. Type: **Feet** Bedrooms: **11** Approx. Year Built: **2015**
Frontage(feet): **281.00** Bathrooms: **11** Age: **11**
Frontage(metres): **85.65** Full Baths: **9** Zoning: **SSMUH4**
Depth / Size: **(1AC)** Half Baths: **2** Gross Taxes: **\$16,435.16**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2025**
Lot Area (acres): **1.00** P.I.D.: **003-022-030** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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: **3 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: **5** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric, Natural Gas** Metered Water:
Fuel/Heating: **Electric, Forced Air, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &**
Type of Roof: **Asphalt**

Total Parking: **35** Covered Parking: **7** Parking Access: **Front**
Parking: **Garage; Triple, Other**
Driveway Finish: **Asphalt, Concrete**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 18 SECTION 32 TOWNSHIP 15 PLAN NWP62037 NWD LEGAL SUBDIVISION 2.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cleared, Cul-de-Sac, Paved Road, Private Setting, Recreation Nearby**

Features: **Clothes Dryer, Clothes Washer, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Jetted Bathtub, Range Top, Vaulted Ceiling, Wet Bar**

Finished Floor (Main):	3,083	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,472	Main	Foyer	10'0 x 11'6	Above	Bedroom	13'6 x 12'4	Floor	#Pcs
Finished Floor (AbvMain2):	1,670	Main	Office	12'0 x 11'2	Above	Bedroom	12'2 x 13'2	Main	5
Finished Floor (Below):	1,046	Main	Primary Bedroom	16'0 x 16'0	Above	Bedroom	12'0 x 16'0	Main	2
Finished Floor (Basement):	1,788	Main	Living Room	14'8 x 12'	Above	Walk-In Closet	7'11 x 4'5	Main	3
Finished Floor (Total):	10,059sq. ft.	Main	Dining Room	12'0 x 14'0	Bsmt	Bedroom	12'6 x 10'0	Above	5
Unfinished Floor:	0	Main	Great Room	17'0 x 17'2	Bsmt	Kitchen	11'0 x 10'4	Above	4
Grand Total:	10,059sq. ft.	Main	Wok Kitchen	12'6 x 11'2	Bsmt	Bedroom	11'4 x 10'6	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	16'0 x 11'6	Bsmt	Living Room	15'4 x 14'1	Bsmt	4
		Main	Eating Area	10'6 x 9'6	Bsmt	Bedroom	12'0 x 10'6	Bsmt	4
		Main	Laundry	10'8 x 7'10	Bsmt	Media Room	12'0 x 14'0	Abv Main 2	4
		Main	Walk-In Closet	11'10 x 6'9	Bsmt	Recreation Room	16'0 x 17'2	Abv Main 2	2
Suite: Legal Suite, Other		Above	Primary Bedroom	18'0 x 16'0	Bsmt	Hobby Room	18'6 x 8'6	Below	4
Basement: Full, Fully Finished, Separate Entry		Above	Walk-In Closet	11'10 x 6'9	Bsmt	Storage	7'3 x 14'5		
Crawl/Bsmt. Height:	# of Levels: 5	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 5	# of Rooms: 36	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage Global Force Realty**

A rare opportunity to own a custom-built luxury estate set on a massive, flat 1-acre lot right in town. This incredible 7,000+ SQFT home delivers uncompromising scale & design with soaring vaulted ceilings, 11 bedrooms (4 ensuites), 12 bathrooms, 5 full kitchens equipped with high-end appliances, 4 laundries & many more custom features. The grand entrance leads to an elegant family room with one of five fireplaces, a refined formal dining area, private theatre, bar, & expansive patios ideal for entertaining. Relax in the private hot tub setting or take advantage of the extensive parking for all your toys. BONUS: a fully self-contained coach house with its own driveway & separate road access, offering incredible flexibility. Unmatched luxury & way too much to list, call to book your showing

Active
R3058301
Board: F
House with Acreage

30150 OLD YALE ROAD

Abbotsford
Aberdeen
V4X 2N7

Residential Detached

\$5,900,000 (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.