

BUILDING BROCHURE

MEADOWVIEW

2023 Winfield Dr. · Abbotsford, BC V3G 1K5 · Abbotsford East



3 FOR SALE
FROM \$629,900

1 SOLD · 12 MO
\$635,000–\$635,000



Unit Mix

2 Bedroom 5 units 1,875 – 1,952 sf from \$600,000	3 Bedroom 8 units 1,403 – 1,908 sf from \$460,000	4 Bedroom 1 unit 1,773 – 1,773 sf from \$674,900
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For Sale in Meadow View & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$674,900	4 / 3	1773 sf	\$381	45 2023 WINFIELD DRIVE
\$649,900	2 / 2	1952 sf	\$333	26 2023 WINFIELD DRIVE
\$629,900	3 / 2	1908 sf	\$330	28 2023 WINFIELD DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$635,000	2 / 2ba	1918 sf	\$331	2026-06-12
\$710,000	3 / 3ba	1669 sf	\$425	2025-02-24
\$698,000	3 / 3ba	1431 sf	\$488	2024-09-21
\$687,000	3 / 3ba	1422 sf	\$483	2024-08-23

Value & Financing

Price Positioning \$348 /sq ft Active listings here average \$348/sf vs \$452/sf across Abbotsford East. 23% below area average	Mortgage Snapshot \$3,017 /mo Entry price (from) \$629,900 20% down payment \$125,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1993	LEVELS 2	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS699	MANAGEMENT Ecm Strata Management Ltd.

Overview

Meadow View at 2023 Winfield Dr, Abbotsford, BC V3G 1K5, Canada. LMS699. Meadow View is located on Winfield Drive and Old Yale Road in a convenient neighbourhood of Abbotsford. Built in 1993, Meadow View offers 46 homes that are well maintained. This is a prime location just minutes away from Whatcom Wine & Spirits, Castle Fun Park, and White Spot. Transit and major routes are close by and within walking distance. Meadow View has a playground, allows two pets with restrictions, and does not allow rentals. Maintenance fees include garbage pickup, gardening, and management.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

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