

BUILDING BROCHURE

ROSEHILL

2058 Winfield Dr. · Abbotsford, BC V3G 1M4 · Abbotsford East



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1 FOR SALE
FROM \$879,900

3 SOLD · 12 MO
\$649,000–\$950,000



Unit Mix

2 Bedroom

4 units
1,741 – 2,438 sf
from \$560,000

3 Bedroom

16 units
1,618 – 2,438 sf
from \$670,000

For Sale in Rosehill & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$879,900	3 / 3	2342 sf	\$376	29 2058 WINFIELD DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$649,000	2 / 3ba	1741 sf	\$373	2026-04-16
\$950,000	3 / 3ba	2292 sf	\$414	2026-03-17
\$800,000	3 / 3ba	2353 sf	\$340	2026-03-11
\$779,000	3 / 4ba	2438 sf	\$320	2025-09-02

Value & Financing

Price Positioning

\$376 /sq ft

Active listings here average **\$376/sf** vs **\$452/sf** across Abbotsford East.

17% below area average

Mortgage Snapshot

\$4,214 /mo

Entry price (from) **\$879,900**

20% down payment **\$175,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1994	LEVELS 2	SUITES 29	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1502	MANAGEMENT Self Managed

Overview

Rosehill at 2058 Winfield Dr, Abbotsford, BC V3G 1M4, Canada LMS1502. Rosehill is located on Winfield Drive and Old Yale Road in a convenient neighbourhood of Abbotsford. Built in 1994,

Rosehill offers 29 homes that are self managed 604-852-5831. 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. Rosehill is a gated community with gardens and in suite laundry. Rosehill allows 2 pets with restrictions and no rentals.

Amenities & Features

✓ None

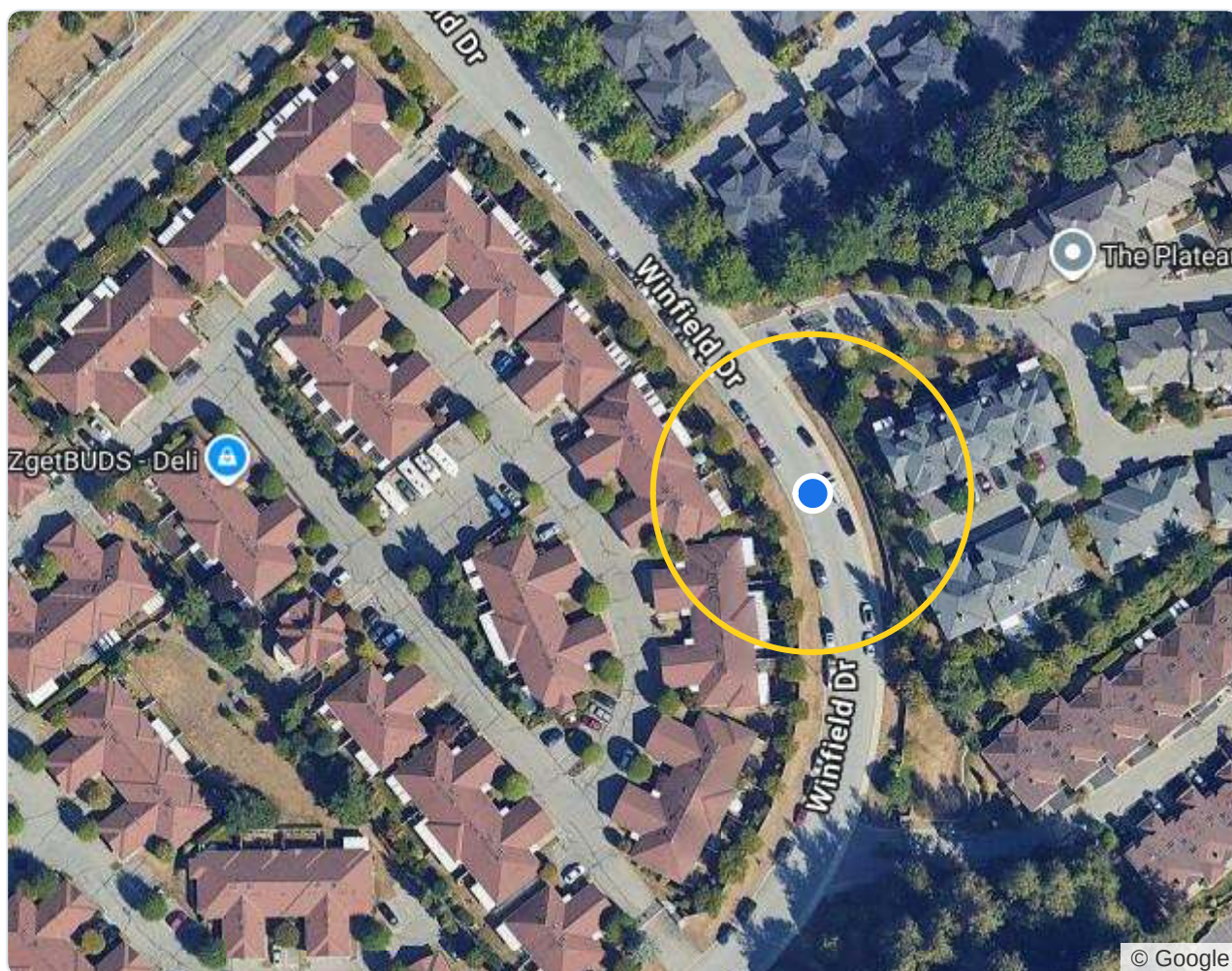
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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