

BUILDING BROCHURE

THE PLATEAU

2088 Winfield Dr. · Abbotsford, BC V3G 3C3 · Abbotsford East



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2 FOR SALE
FROM \$769,000

1 SOLD · 12 MO
\$789,000–\$789,000

12-MO SOLD TREND
14

Unit Mix

3 Bedroom

8 units
2,178 – 2,465 sf
from \$750,000

4 Bedroom

7 units
2,554 – 2,742 sf
from \$669,900

For Sale in The Plateau & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$769,900	3 / 3	2214 sf	\$348	11 2088 WINFIELD DRIVE
\$769,000	4 / 4	2625 sf	\$293	32 2088 WINFIELD DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$789,000	3 / 3ba	2214 sf	\$356	2025-11-09
\$855,000	3 / 3ba	2260 sf	\$378	2025-05-30
\$835,000	3 / 3ba	2178 sf	\$383	2025-05-13
\$828,000	4 / 4ba	2642 sf	\$313	2024-04-30

Value & Financing

Price Positioning

\$320 /sq ft

Active listings here average \$320/sf vs \$452/sf across Abbotsford East.

29% below area average

Mortgage Snapshot

\$3,683 /mo

Entry price (from) **\$769,000**

20% down payment **\$153,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 3	SUITES 34	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS470	MANAGEMENT Teamwork Property Management Ltd

Overview

The Plateau - 2088 Winfield Dr, Abbotsford, BC V3G 3C3, Canada. Strata No: BCS00470, 3 levels, 34 units, built 2004, wood frame construction. Complex located at the corner of Old Yale Rd & Winfield Dr. Access to Highway #1 via Whatcom Rd just 1 minute away. Walking distance to Winfield Park, Castle Fun Park, Tim Hortons, and Whitespot. Fraserglenn Golf Course just 2 minutes away (south side of Highway #1). Grocery shopping and public transit nearby. Quiet gated complex is very well maintained. Family friendly and pet friendly.

Amenities & Features

✓ None

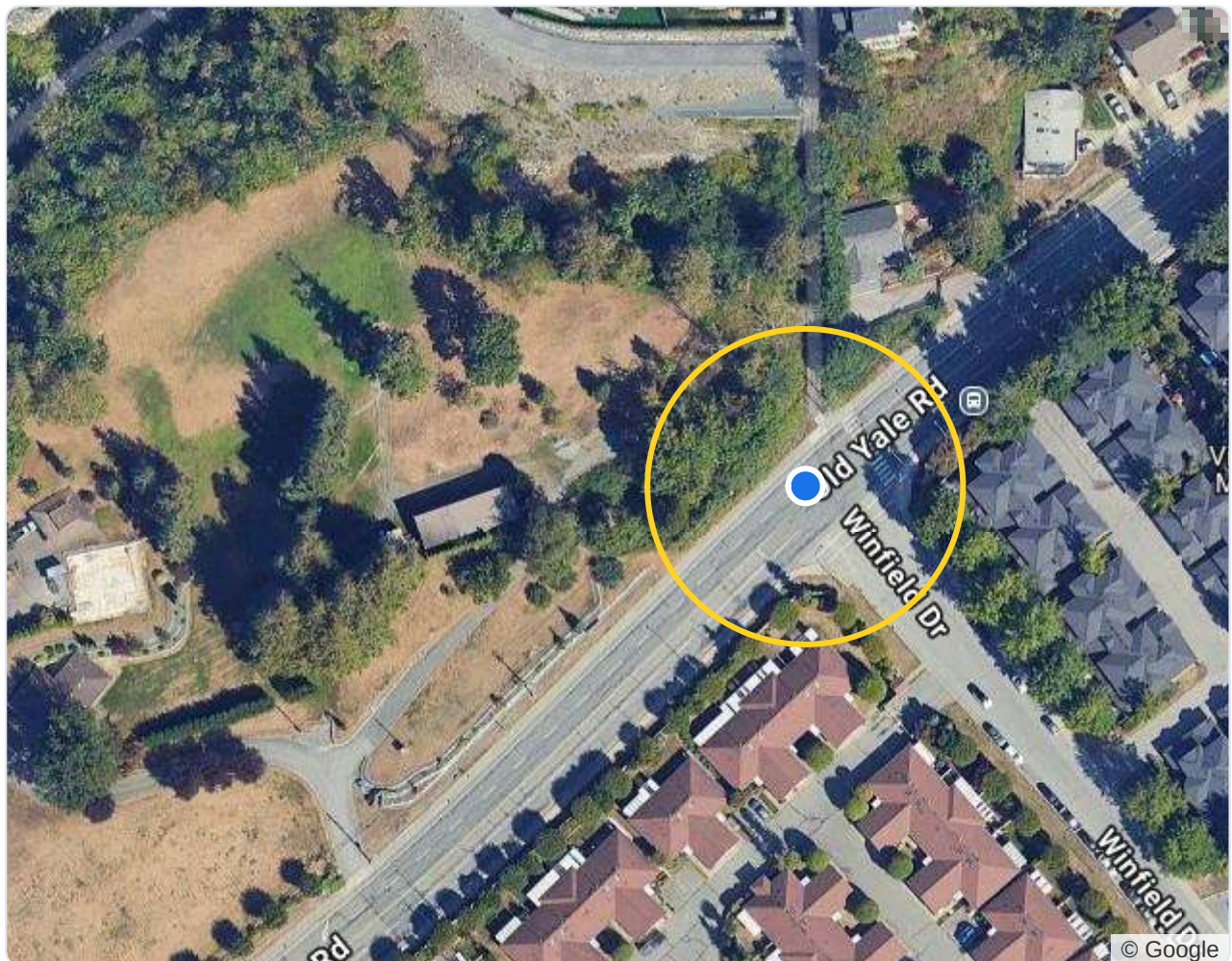
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





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