

BUILDING BROCHURE

LATITUDE ON MCKENZIE

2233 McKenzie Rd. · Abbotsford, BC V2S 4A1 · Central Abbotsford



Scan to view online



2 FOR SALE
FROM \$299,999

11 SOLD · 12 MO
\$285,000–\$434,000

12-MO SOLD TREND
-22.8

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

65 units
587 – 967 sf
from \$285,000

2 Bedroom

17 units
690 – 1,030 sf
from \$299,999

For Sale in Latitude On Mckenzie & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$389,000	2 / 2	834 sf	\$466	212 2233 MCKENZIE ROAD
\$299,999	2 / 1	690 sf	\$435	335 2233 MCKENZIE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$285,000	1 / 1ba	703 sf	\$405	2026-06-30
\$328,000	1 / 1ba	685 sf	\$479	2026-05-29
\$434,000	2 / 2ba	961 sf	\$452	2026-02-22
\$305,000	1 / 1ba	670 sf	\$455	2026-02-10

Value & Financing

Price Positioning

\$451 /sq ft

Active listings here average **\$451/sf** vs **\$477/sf** across Central Abbotsford.

5% below area average

Mortgage Snapshot

\$1,437 /mo

Entry price (from) **\$299,999**

20% down payment **\$60,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 4	SUITES 142	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3419	MANAGEMENT Teamwork Property Management Ltd

Overview

Latitude On Mckenzie - 2233 McKenzie Rd, Abbotsford, BC V2S 4A1, BCS3419. Located on 2233 McKenzie Road and Marshall Road in a convenient neighbourhood of central Abbotsford. Latitude On Mckenzie built in 2009, offers 142 homes that are well maintained and professionally managed by Teamwork: 604-854-1735. This is a prime location just minutes away from Golden Dragon, Fraser Valley Regional Library, McCallum Pharmacy, and Duke of Dublin Pub. Transit and major routes are close by and within walking distance. Maintenance Fees at Latitude On Mckenzie include garbage pickup, gardening, management, and recreation facility. Features of Property include secure underground parking. Other features include a bike room, exercise centre, guest suite. in-suite laundry, recreation centre, and storage. Restrictions of Latitude On Mckenzie include one pet.

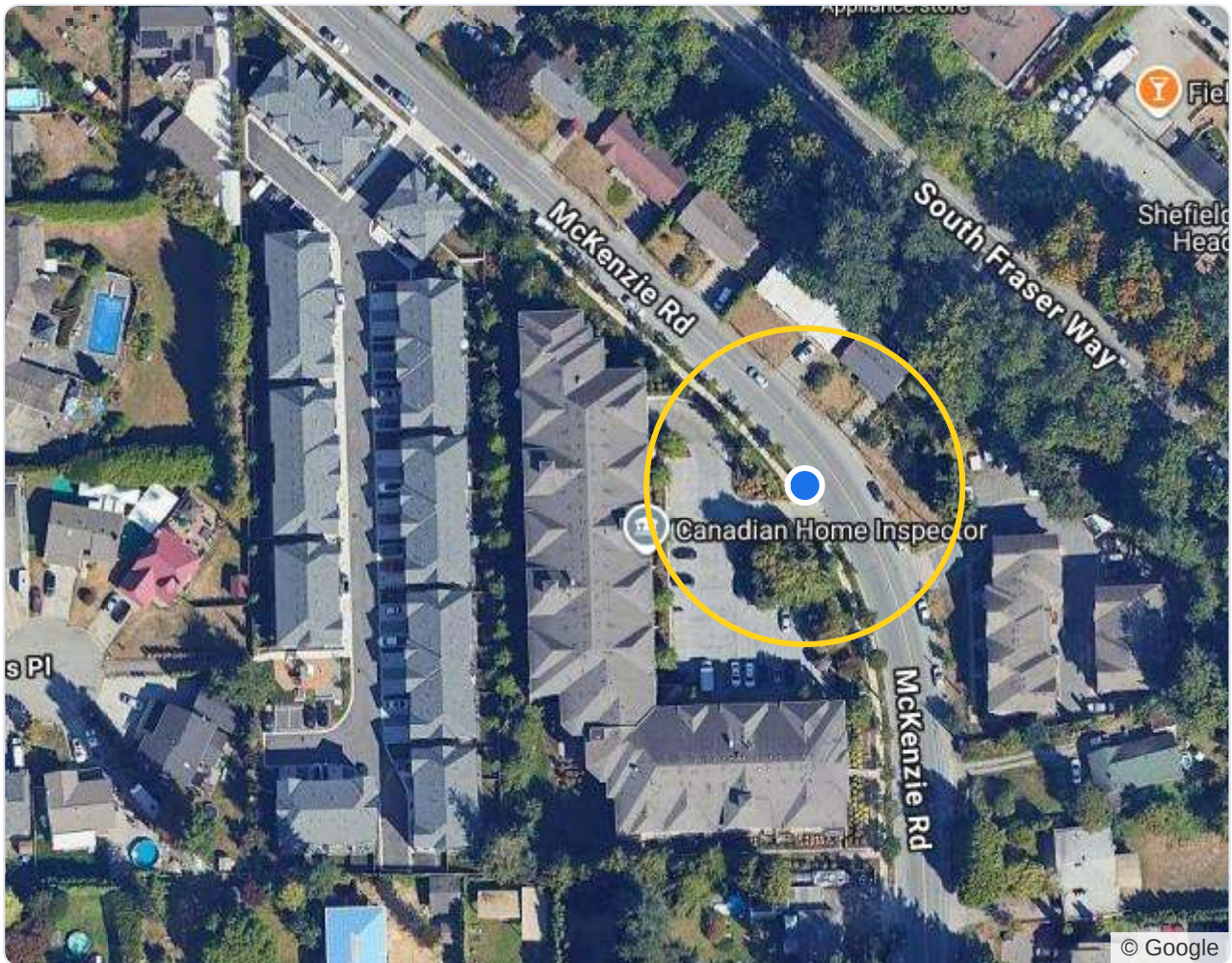
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Bike Room | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call