

BUILDING BROCHURE

OLD YALE ESTATES

2533 Marcet Crt. · Abbotsford, BC V3G 2E6 · Abbotsford East



Scan to view online



1 FOR SALE
FROM \$624,999

1 SOLD · 12 MO
\$670,000–\$670,000



Unit Mix

3 Bedroom

7 units

1,394 – 1,446 sf

from \$563,000

For Sale in Old Yale Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$624,999	3 / 3	1440 sf	\$434	117 2533 MARCET COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$670,000	3 / 3ba	1418 sf	\$472	2026-01-12
\$660,000	3 / 3ba	1418 sf	\$465	2025-01-05
\$640,000	3 / 3ba	1394 sf	\$459	2023-10-05
\$789,000	3 / 3ba	1400 sf	\$564	2022-04-09

Value & Financing

Price Positioning

\$434 /sq ft

Active listings here average **\$434/sf** vs **\$496/sf** across Abbotsford East.

12% below area average

Mortgage Snapshot

\$2,993 /mo

Entry price (from) **\$624,999**

20% down payment **\$125,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 2	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1939	MANAGEMENT Campbell Strata Management Ltd

Overview

Old Yale Estates- 2533 Marcet Court, Abbotsford, BC V3G 2E6, Canada. Strata Plan NWS1939. Crossroads are Marcet Court and McMillas Road located in Abbotsford. Completed 1982, has 2 storeys with 18 units in strata and in the development. Maintenance fees include garbage pickup, and gardening. Old Yale Terrace recently underwent a renovation in 2010 which included a new roof. Old Yale Terrace allows rentals with restrictions and pets.

Nearby Schools are Yale Secondary School, William A Fraser Middle School, McMillan Elementary School, Fraser Valley Montessori, Abbotsford Christian Middle @ Secondary School, Creative

Edge School of Arts, Mountain Elementary School and Abbotsford Virtual School. Supermarkets and grocery stores nearby are M&M Food Market, Choices Markets, SAve-On-Foods, Coles, Evergreen Foods Store, Fruiticana and Marshall Road Mini Mart. The closest park is Lower Sumas Mountain, Lonzo Creek Park, Eagle Mountain Park, Renton Park and Larch Park.

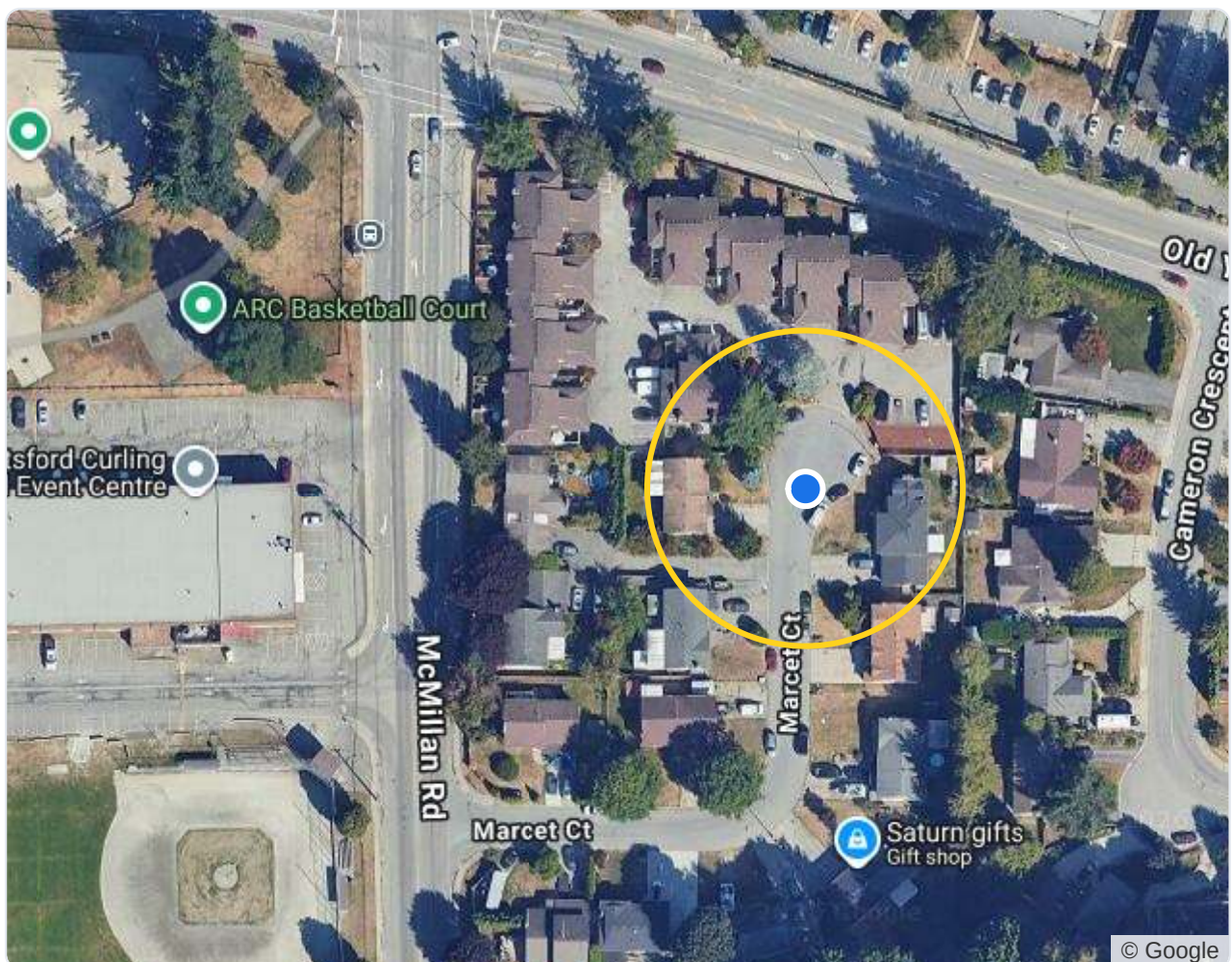
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Management

Location





Les Twarog

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