

CLAYBURN RIDGE - 3063 IMMEL BUILDING

3063 Immel St. · Abbotsford, BC V2S 4L3 · Central Abbotsford



Scan to view online



1 FOR SALE
FROM \$409,000

1 SOLD · 12 MO
\$350,000-\$350,000



Unit Mix

1 Bedroom

1 unit
697 – 697 sf
from \$353,000

2 Bedroom

18 units
874 – 1,056 sf
from \$295,000

For Sale in Clayburn Ridge - 3063 Immel Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$409,000	2 / 2	904 sf	\$452	112 3063 IMMEL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$350,000	2 / 2ba	874 sf	\$400	2025-11-05
\$395,000	2 / 2ba	887 sf	\$445	2025-01-25
\$400,000	2 / 2ba	902 sf	\$443	2024-11-24
\$409,000	2 / 2ba	904 sf	\$452	2024-08-02

Value & Financing

Price Positioning

\$452 /sq ft

Active listings here average **\$452/sf** vs **\$492/sf** across Central Abbotsford.

8% below area average

Mortgage Snapshot

\$1,959 /mo

Entry price (from) **\$409,000**

20% down payment **\$81,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 3	SUITES 38	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1076	MANAGEMENT Associa

Overview

Clayburn Ridge 3063 Immel St, Abbotsford, BC V2S 8K5, Canada LMS1076. Clayburn Ridge is located on Immel Street and Old Clayburn Road in a convenient neighbourhood of Abbotsford. Built in 1993, Clayburn Ridge offers 38 homes that are well maintained and professionally managed by Strata's Choice: 604-864-6400. Maintenance fees include garbage pickup, gardening, hot water, and management. This is a prime location just minutes away from Boston Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Features of Clayburn Ridge include elevators, and in suite laundry. Clayburn Estates allows rentals and one pet with restrictions.

Amenities & Features

✓ Elevator

✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call