

BUILDING BROCHURE

REGENCY PARK - 3170 GLADWIN BUILDING

3170 Gladwin Rd. · Abbotsford, BC V2T 5T1 · Central Abbotsford



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3 FOR SALE
FROM \$390,000

13 SOLD · 12 MO
\$380,000–\$595,000



Unit Mix

1 Bedroom

2 units
1,016 – 1,081 sf
from \$395,000

2 Bedroom

76 units
1,080 – 1,800 sf
from \$354,000

For Sale in Regency Park – 3170 Gladwin Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$559,000	2 / 2	1180 sf	\$474	201 3150 GLADWIN ROAD
\$399,900	2 / 2	1118 sf	\$358	302 3170 GLADWIN ROAD
\$390,000	2 / 2	1264 sf	\$309	203 3170 GLADWIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$380,000	2 / 2ba	1081 sf	\$352	2026-07-21
\$445,000	2 / 2ba	1172 sf	\$380	2026-07-17
\$550,000	2 / 2ba	1202 sf	\$458	2026-07-08
\$550,000	2 / 2ba	1083 sf	\$508	2026-07-06

Value & Financing

Price Positioning

\$380 /sq ft

Mortgage Snapshot

\$1,868 /mo

Active listings here average **\$380/sf** vs **\$442/sf** across Central Abbotsford.

14% below area average

Entry price (from) **\$390,000**
20% down payment **\$78,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 17	SUITES 188	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3070	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Regency Park - 3170 Gladwin Road Abbotsford, BC V2T 5T1, NWS3070 - Located in a desirable neighbourhood in central Abbotsford on the corner of Gladwin Road and Maclure Road. This high-rise stands 17 storeys with 188 units built in 1990 that are professionally managed by Century 21 604-853-3374. Regency Park is a multiple building complex where this is one of six high-rise and low-rise buildings. The other addresses include 3150, 3170, 3172, 3174, 31746 and 3190 Gladwin Road. This is a convenient location close to transit, London Drugs, Price Smart Foods, Clearbrook Town Centre, library, MTI College, Seven Oaks Shopping Centre, Mill Lake Park, restaurants, medical services, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including YVR, Surrey and Langley.

Units feature spacious living areas, insuite laundry, oversized windows to brighten your home and a glass enclosed sunroom or balcony in most floor plans that boast spectacular mountain and city views. This is a well maintained building where the exterior was completely redone in 2009 with updates including rainscreen, installation of low-e windows, refurbished elevators and new home owners warranty. Residents can take advantage of all the great resort-like amenities and activities offered at Regency Park which include an indoor pool, hot tub, sauna, steam room, billiards room, library, 3 guest suites, meeting room, exercise room, workshop and a hair salon. A unique feature is the bar on the 18th floor that can accommodate up to 20 people for social gatherings and entertainment. Other features include secured parking, visitor parking, RV parking, bike storage, storage lockers, a lovely water fountain feature in front and manicured garden and park areas throughout.

Regency Park is an adult oriented community with a 35+ age restriction for the owner and a 19+ age restriction for additional family members. Pets and rentals are not permitted. This is a sought after location that offers comfortable townhome and condo living at its finest - Live at Regency Park!

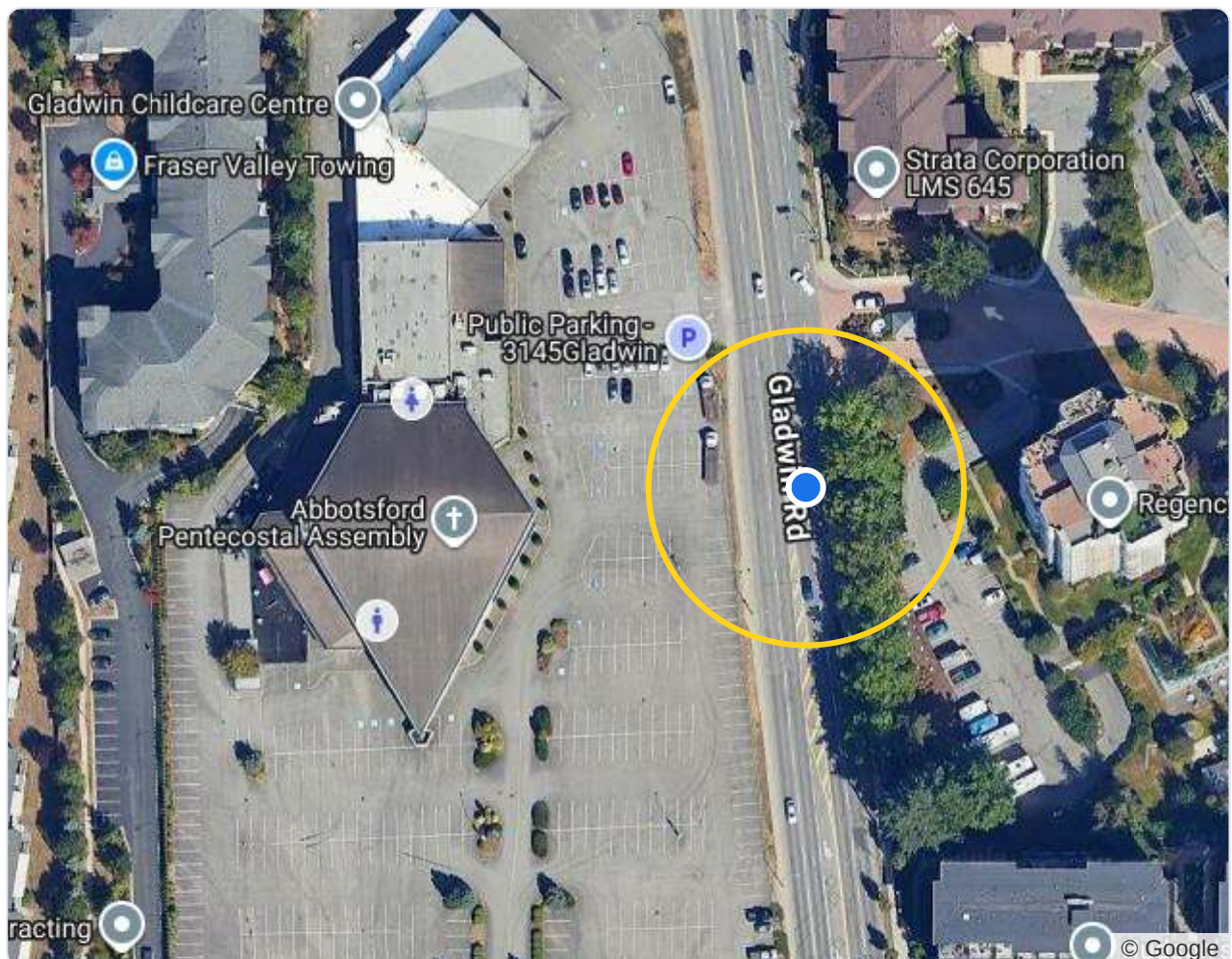
Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub
- ✓ Guest Suite
- ✓ Sauna/steam Room
- ✓ Workshop Attached

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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