

BUILDING BROCHURE

REGENCY PARK - 3176 GLADWIN BUILDING

3176 Gladwin Rd. · Abbotsford, BC V2T 6R7 · Central Abbotsford



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3 FOR SALE
FROM \$414,700

5 SOLD · 12 MO
\$422,500–\$495,000



Unit Mix

1 Bedroom

2 units
845 – 954 sf
from \$385,500

2 Bedroom

58 units
1,026 – 1,426 sf
from \$300,000

For Sale in Regency Park – 3176 Gladwin Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	1426 sf	\$350	402 3172 GLADWIN ROAD
\$439,999	2 / 2	1353 sf	\$325	206 3172 GLADWIN ROAD
\$414,700	2 / 2	1141 sf	\$363	205 3172 GLADWIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$425,000	2 / 2ba	1055 sf	\$403	2026-07-14
\$422,500	2 / 2ba	1065 sf	\$397	2026-05-21
\$425,000	2 / 2ba	1040 sf	\$409	2026-03-31
\$442,000	2 / 2ba	1384 sf	\$319	2025-11-20

Value & Financing

Price Positioning

\$346 /sq ft

Mortgage Snapshot

\$1,986 /mo

Active listings here average **\$346/sf** vs **\$442/sf** across Central Abbotsford.

22% below area average

Entry price (from) **\$414,700**

20% down payment **\$82,940**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2000	LEVELS 4	SUITES 158	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1495	MANAGEMENT Associa

Overview

RegencyPark-3176 Gladwin Rd, Abbotsford, BC V2T 5T1, LMS1495 - Located in a desirable neighbourhood in central Abbotsford on the corner of Gladwin Road and Maclure Road. RegencyPark has 220 units built in 2000 that are professionally managed by Baywest: 604-864-0380. RegencyPark 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, and in-suite laundry. Residents can take advantage of all the great resort-like amenities and activities offered at Regency Park which include an indoor pool, guest suite, club house recreation room, swirl pool, attached workshop and exercise room.

RegencyPark is an adult oriented community with a 19+ age restriction. Other restrictions include one pet and no rentals. This is a sought after location that offers comfortable condo living at its finest - Live at RegencyPark!

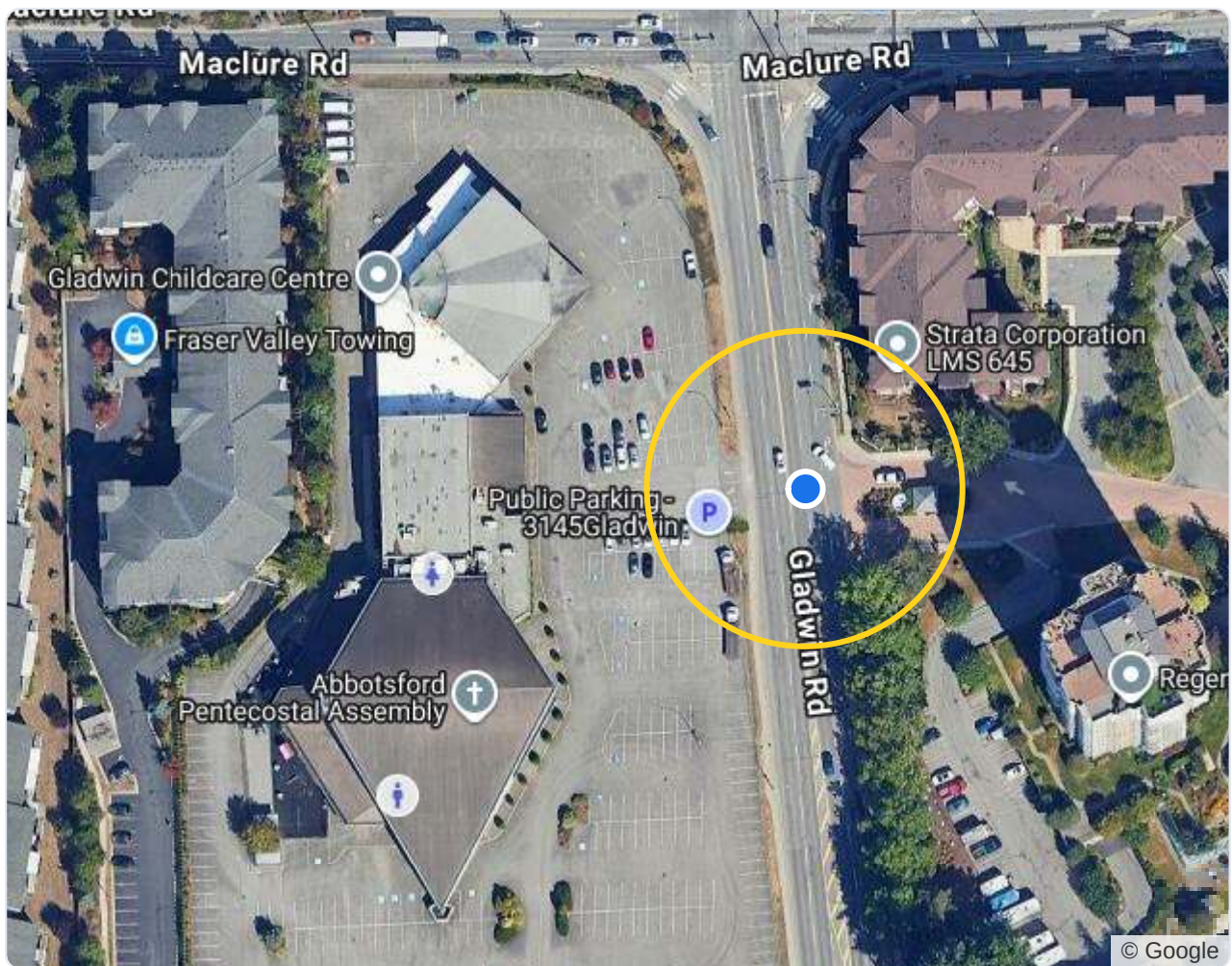
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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