

BUILDING BROCHURE

NOTTINGHAM - 32055 OLD YALE BUILDING

32055 Old Yale Rd. · Abbotsford, BC V2T 2C8 · Abbotsford West



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4 SOLD · 12 MO
\$210,000–\$232,000

12-MO SOLD TREND
-35.8

Unit Mix

1 Bedroom

2 units

800 – 819 sf

from \$240,000

2 Bedroom

17 units

1,000 – 1,160 sf

from \$195,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$210,000	2 / 1ba	1050 sf	\$200	2026-07-20
\$232,000	2 / 1ba	1041 sf	\$223	2026-05-07
\$225,000	2 / 1ba	1074 sf	\$209	2026-03-27
\$223,000	2 / 1ba	1074 sf	\$208	2026-03-05

YEAR BUILT 1980	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata		STRATA PLAN NWS1390

Overview

Nottingham - 32055 Old Yale Road Abbotsford, BC V2T 2C8, NWS1390 - Located in a sought after neighbourhood in West Abbotsford on Old Yale Road and Clearbrook Road. Nottingham offers 36 homes built in 1980 in a well maintained and self managed building. This is a central location that is just steps away from transit, restaurants, city hall, recreation centre, seniors centre, medical services, restaurants, shopping, parks and much more! Direct access to highways allows an easy commute to destinations surrounding including Surrey, Langley and downtown Vancouver. Most homes feature spacious living areas, oversized windows that brighten your home, insuite laundry and large balconies or enclosed patios that offer gorgeous Mt. Baker and garden views. Nottingham has recent updates including a new roof , lovely manicured gardens and beautiful landscaping throughout the property. Other features include secured underground parking, storage lockers, visitor parking, a guest suite, clubhouse and meeting rooms. This is an adult oriented community with a 55+ age restriction. No pets or rentals. This is condo living suited for those looking to downsize and retire in a quiet community - Live at Nottingham!

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Guest Suite
- ✓ Recreation Center
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location



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