

BUILDING BROCHURE

CEDAR PARK PLAZA - 32095 HILLCREST BUILDING

32095 Hillcrest Ave. · Abbotsford, BC N0N 0N0 · Abbotsford West



Scan to view online



2 FOR SALE
FROM \$569,800

12-MO SOLD TREND
32.7

Unit Mix

3 Bedroom

12 units
1,150 – 1,307 sf
from \$388,000

4 Bedroom

1 unit
1,345 – 1,345 sf
from \$640,000

For Sale in Cedar Park Plaza - 32095 Hillcrest Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$624,700	3 / 3	1238 sf	\$505	216 32083 HILLCREST AVENUE
\$569,800	3 / 3	1150 sf	\$495	228 32095 HILLCREST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$515,000	3 / 3ba	1307 sf	\$394	2023-08-27
\$556,500	3 / 3ba	1178 sf	\$472	2023-03-28
\$640,000	4 / 3ba	1345 sf	\$476	2021-12-02
\$577,777	3 / 3ba	1238 sf	\$467	2021-11-08

Value & Financing

Price Positioning

\$500 /sq ft

Active listings here average **\$500/sf** vs **\$1185/sf** across Abbotsford West.

58% below area average

Mortgage Snapshot

\$2,729 /mo

Entry price (from)	\$569,800
20% down payment	\$113,960
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2014	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2091	

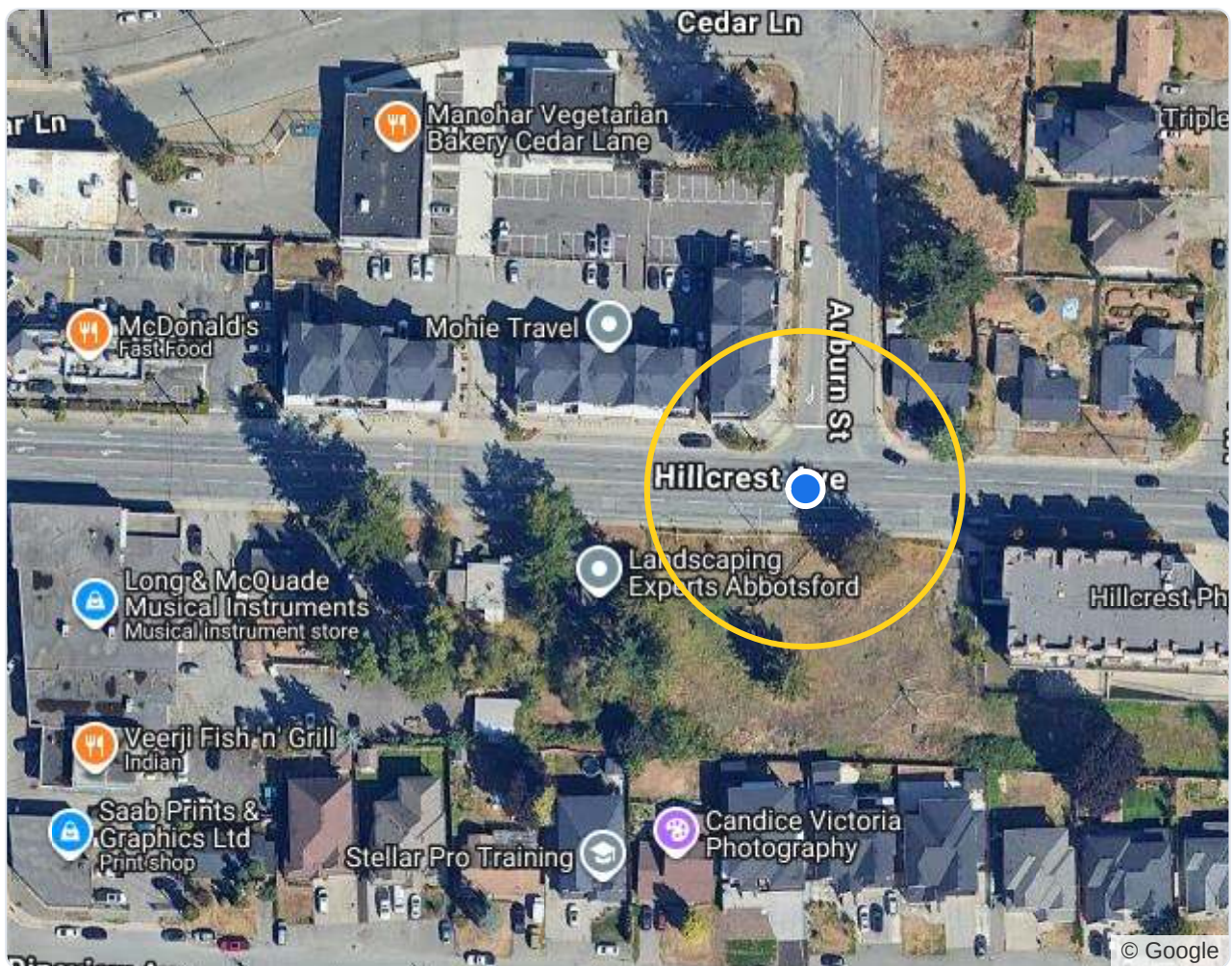
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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