

BUILDING BROCHURE

FIR VILLA

32175 Old Yale Rd. · Abbotsford, BC V2T 2C8 · Abbotsford West



Scan to view online



2 FOR SALE
FROM \$250,000

1 SOLD · 12 MO
\$247,500–\$247,500



Unit Mix

1 Bedroom

28 units
584 – 838 sf
from \$165,000

2 Bedroom

15 units
855 – 1,058 sf
from \$218,000

For Sale in Fir Villa & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$279,900	2 / 1	900 sf	\$311	105 32175 OLD YALE ROAD
\$250,000	2 / 1	1058 sf	\$236	311 32175 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$247,500	1 / 1ba	726 sf	\$341	2026-04-08
\$260,000	1 / 1ba	614 sf	\$423	2025-09-03
\$315,000	2 / 1ba	990 sf	\$318	2025-08-30
\$267,500	1 / 1ba	770 sf	\$347	2025-07-28

Value & Financing

Price Positioning

\$274 /sq ft

Active listings here average **\$274/sf** vs **\$437/sf** across Abbotsford West.

37% below area average

Mortgage Snapshot

\$1,197 /mo

Entry price (from) **\$250,000**

20% down payment **\$50,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1974	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS175	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Fir Villa - 32175 Old Yale Road Abbotsford, BC V2T 2C8, NWS175 - Located in a desirable neighbourhood in West Abbotsford on Old Yale Road and S Fraser Way. Fir Villa offers 54 homes built in 1974 that are in a well maintained and self managed complex. This is a convenient location close to many amenities including transit, restaurants, Clearbrook Town Centre, Seven Oaks Shopping Centre, Mills Park, Price Smart Foods, London Drugs, recreation, walking trails and

much more! Direct access to highways allows an easy commute to surrounding destinations including downtown Vancouver, Langley and Surrey. Homes feature bright and open floor plans, an extra storage room, shared or insuite laundry and covered decks that overlook a tranquil park setting from most units. Fir Villa has secured underground parking, outside parking, ample visitor parking, elevators and storage lockers available. Residents can enjoy the many amenities this complex has to offer including a sauna, exercise room, workshop, games room and meeting rooms. This community is adult oriented with a 19+ age restriction. Pets are allowed but no rentals. Living here will provide you with a comfortable and convenient condo lifestyle - Fir Villa is the place to be!

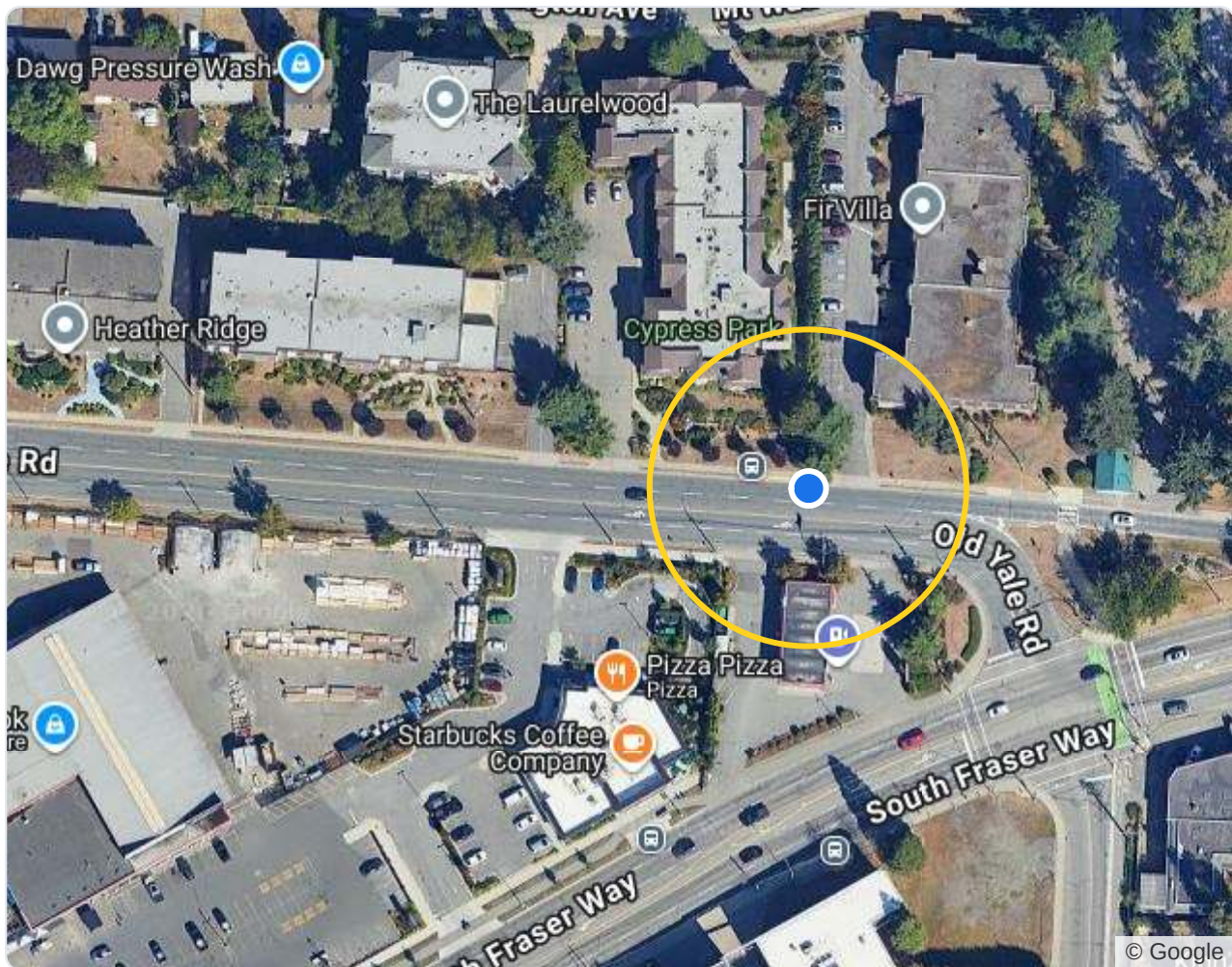
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

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