

SPENCER ESTATES - 32361 MCRAE BUILDING

32361 Mcrae Ave. · Mission, BC V2V 4X7 · Mission BC



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3 FOR SALE
FROM \$444,000

5 SOLD · 12 MO
\$400,000-\$630,000



Unit Mix

2 Bedroom
7 units
1,076 – 1,341 sf
from \$400,000

3 Bedroom
21 units
1,313 – 1,666 sf
from \$477,000

4 Bedroom
1 unit
1,635 – 1,635 sf
from \$570,000

For Sale in Spencer Estates - 32361 Mcrae Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$524,900	3 / 3	1635 sf	\$321	20 32311 MCRAE STREET
\$498,888	3 / 2	1313 sf	\$380	43 32361 MCRAE AVENUE
\$444,000	2 / 2	1331 sf	\$334	51 32361 MCRAE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	3 / 3ba	1585 sf	\$328	2026-07-23
\$400,000	2 / 2ba	1165 sf	\$343	2026-07-09
\$415,000	2 / 2ba	1274 sf	\$326	2026-06-07
\$520,000	3 / 3ba	1549 sf	\$336	2026-05-25

Value & Financing

Price Positioning

\$345 /sq ft

Active listings here average **\$345/sf** vs **\$475/sf** across Mission BC.

27% below area average

Mortgage Snapshot

\$2,126 /mo

Entry price (from) **\$444,000**

20% down payment **\$88,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 2	SUITES 53	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS614	MANAGEMENT Teamwork Property Management Ltd

Overview

Spencer Estates - 32361 McRae Ave, Mission, BC V2V, LMS614. Located on McRae Avenue and Kie Street in a convenient neighbourhood of Mission. Spencer Estates built in 1994, offers 53 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. This is a prime location just minutes away from Mission Memorial Hospital, Rockwell Bar and

Grill, Pharmasave Health Centre, Shops at Mission Hills, Silver City Mission Cinemas, The Junction, Canadian Tire, Boston Pizza Mission, and Mission Hills Medical Centre. Transit and major routes are close by and within walking distance. Maintenance Fees at Spencer Estates include garbage pickup, gardening, and management. Restrictions of Spencer Estates, one pet and rentals with restrictions.

Amenities & Features

✓ None

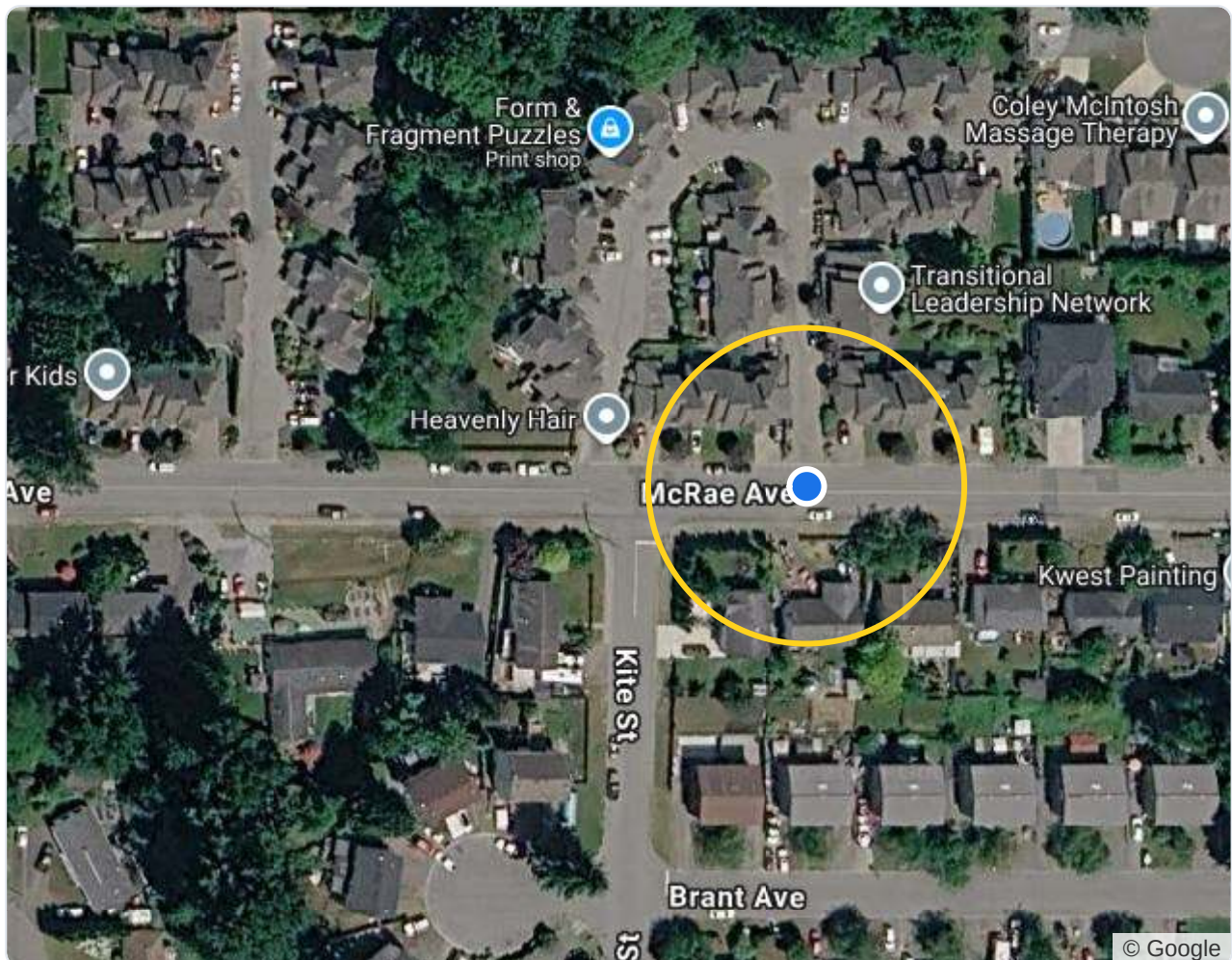
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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