

BUILDING BROCHURE

CLEARBROOK VILLAGE - 32550 MACLURE BUILDING

32550 Maclure Rd. · Abbotsford, BC V2T 4N3 · Abbotsford West



Scan to view online



8 FOR SALE
FROM \$519,900

7 SOLD · 12 MO
\$490,000-\$630,000

12-MO SOLD TREND
-18.3

Unit Mix

3 Bedroom

88 units

1,095 – 1,250 sf

from \$490,000

For Sale in Clearbrook Village - 32550 Maclure Building & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$609,900	3 / 2	1232 sf	\$495	87 3030 TRETHEWEY STREET
\$599,900	3 / 2	1164 sf	\$515	146 32550 MACLURE ROAD
\$599,900	3 / 2	1203 sf	\$499	177 32550 MACLURE ROAD
\$599,700	3 / 2	1154 sf	\$520	286 32550 MACLURE ROAD
\$565,000	3 / 2	1160 sf	\$487	173 32550 MACLURE ROAD
\$549,000	3 / 2	1120 sf	\$490	35 3030 TRETHEWEY STREET
\$528,000	3 / 2	1182 sf	\$447	279 32550 MACLURE ROAD
\$519,900	3 / 1	1095 sf	\$475	72 3030 TRETHEWEY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$490,000	3 / 2ba	1180 sf	\$415	2026-07-10
\$515,000	3 / 2ba	1184 sf	\$435	2026-05-28
\$590,000	3 / 2ba	1224 sf	\$482	2026-04-03
\$552,500	3 / 2ba	1160 sf	\$476	2026-01-26

Value & Financing

Price Positioning

\$491 /sq ft

Active listings here average **\$491/sf** vs **\$436/sf** across Abbotsford West.

13% above area average

Mortgage Snapshot

\$2,490 /mo

Entry price (from)	\$519,900
20% down payment	\$103,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1981	LEVELS 2	SUITES 305	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1689	

Overview

Clearbrook Village 32550 Maclure Rd, Abbotsford, BC V2T 4N3, Canada NWS1689. Clearbrook Village is located on Maclure Road and Trethewey Street in a convenient neighbourhood of Abbotsford. Built in 1981, Clearbrook Village offers 305 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. Maintenance fees include garbage pickup, gardening, and management. This is a prime location just minutes away from Boston Pizza, Canadian Tire, Price Smart Foods, Clearbrook Library, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Clearbrook Village has a playground, and allows rentals and two pets with restrictions.❧❧

Amenities & Features

✓ None

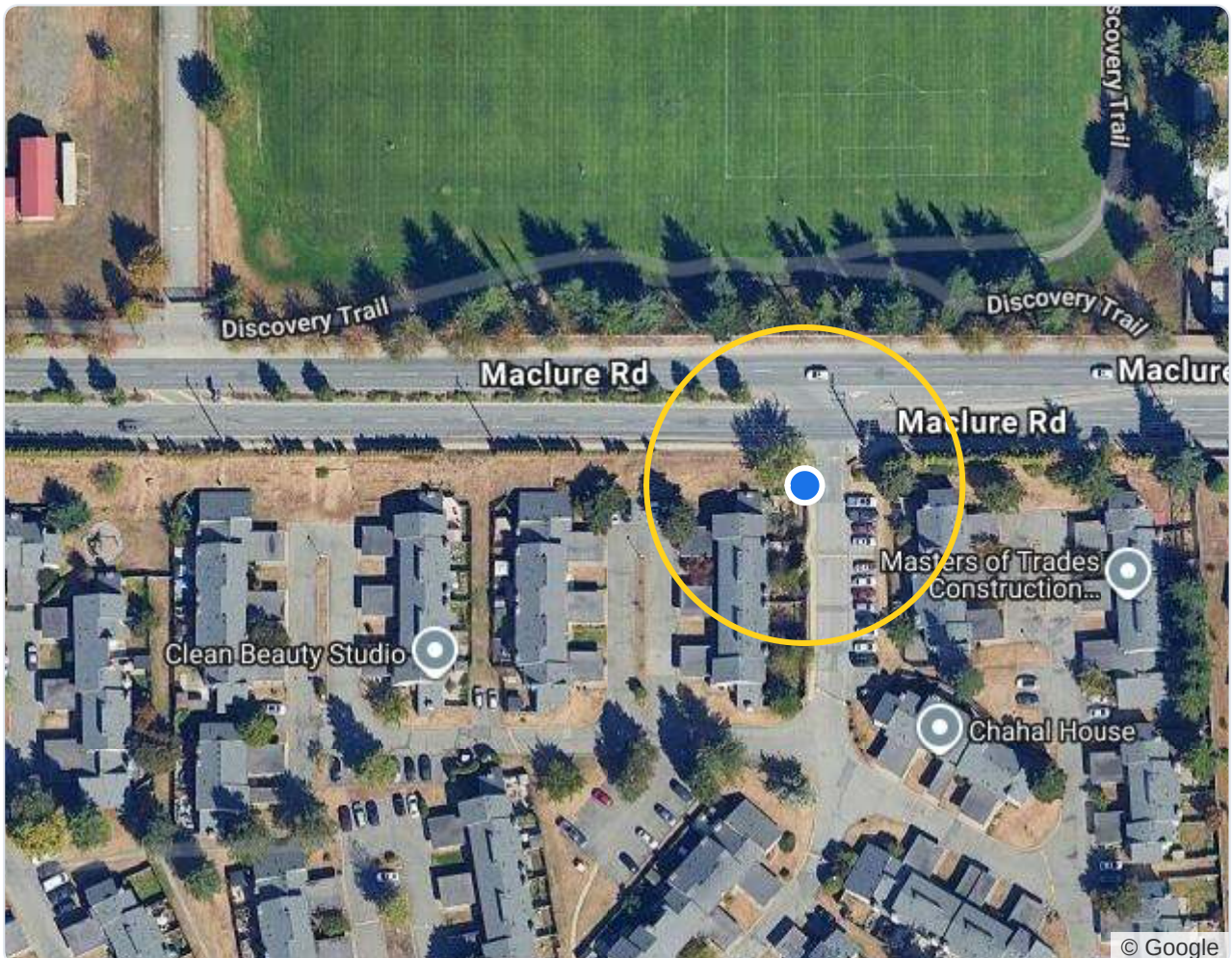
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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