

BUILDING BROCHURE

CANTERBURY GATE - 32669 GEORGE FERGUSON BUILDING

32669 George Ferguson Way · Abbotsford, BC V2T 4E4 · Abbotsford West



Scan to view online



4 FOR SALE
FROM \$368,900

2 SOLD · 12 MO
\$392,000-\$400,000


12-MO SOLD TREND
-30.4

Unit Mix

1 Bedroom 2 units 1,140 – 1,348 sf from \$213,000	2 Bedroom 32 units 1,100 – 2,490 sf from \$295,000	3 Bedroom 6 units 1,272 – 2,510 sf from \$520,000	4 Bedroom 1 unit 2,507 – 2,507 sf from \$750,000
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For Sale in Canterbury Gate – 32669 George Ferguson Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$703,000	3 / 3	2340 sf	\$300	31 32659 GEORGE FERGUSON WAY
\$499,900	2 / 2	1363 sf	\$367	25 32659 GEORGE FERGUSON WAY
\$449,900	2 / 2	1238 sf	\$363	36 32659 GEORGE FERGUSON WAY
\$368,900	2 / 2	1137 sf	\$324	208 32669 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	2 / 2ba	1217 sf	\$329	2026-04-19
\$392,000	2 / 2ba	1100 sf	\$356	2026-01-29
\$446,000	2 / 2ba	1151 sf	\$387	2025-04-28
\$640,000	3 / 3ba	2510 sf	\$255	2025-03-16

Value & Financing

Price Positioning

\$339 /sq ft

Active listings here average **\$339/sf** vs **\$440/sf** across Abbotsford West.

23% below area average

Mortgage Snapshot

\$1,767 /mo

Entry price (from) **\$368,900**

20% down payment **\$73,780**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1986	LEVELS 3	SUITES 62	CONSTRUCTION Frame - Wood
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EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS2457

MANAGEMENT
**Crossroads
Management Ltd.**

Overview

Canterbury Gate - 32669 George Ferguson Way, Abbotsford, BC V2T 4E4, NWS2457 - Located in a desirable neighbourhood in West Abbotsford on George Ferguson Way and Gladwin Road. Canterbury is two buildings offering 62 homes built in 1986 that are professionally managed by Campbell Management 604-864-0380. This is a convenient location close to all your amenities including transit, schools at all levels, recreation, restaurants, parks, SuperStore, London Drugs, Clearbrook Town Square, Seven Oaks Shopping Centre, medical services and much more! Direct access to highways allows an easy commute to downtown Vancouver, Surrey, Langley and other surrounding destinations. Homes feature spacious living areas, plenty of windows to brighten your home, cozy fireplaces and two partially covered balconies in most upper units that boast gorgeous mountain views. This is a well maintained three level building and complex with a contingency fund and recent updates including a new roof, new vinyl decks and new hot water boilers. Other features include visitor parking, insuite laundry, wheelchair access, guest suite, workshop, club house, storage and a gated entrance. Canterbury Gate is an adult oriented community with a 45+ age restriction. Pets and rentals are not allowed. This is a multiple building complex which includes 32659 and 32669 George Ferguson Way. This is comfortable and convenient living in a sought after area in Abbotsford - live at Centerbury Gate!

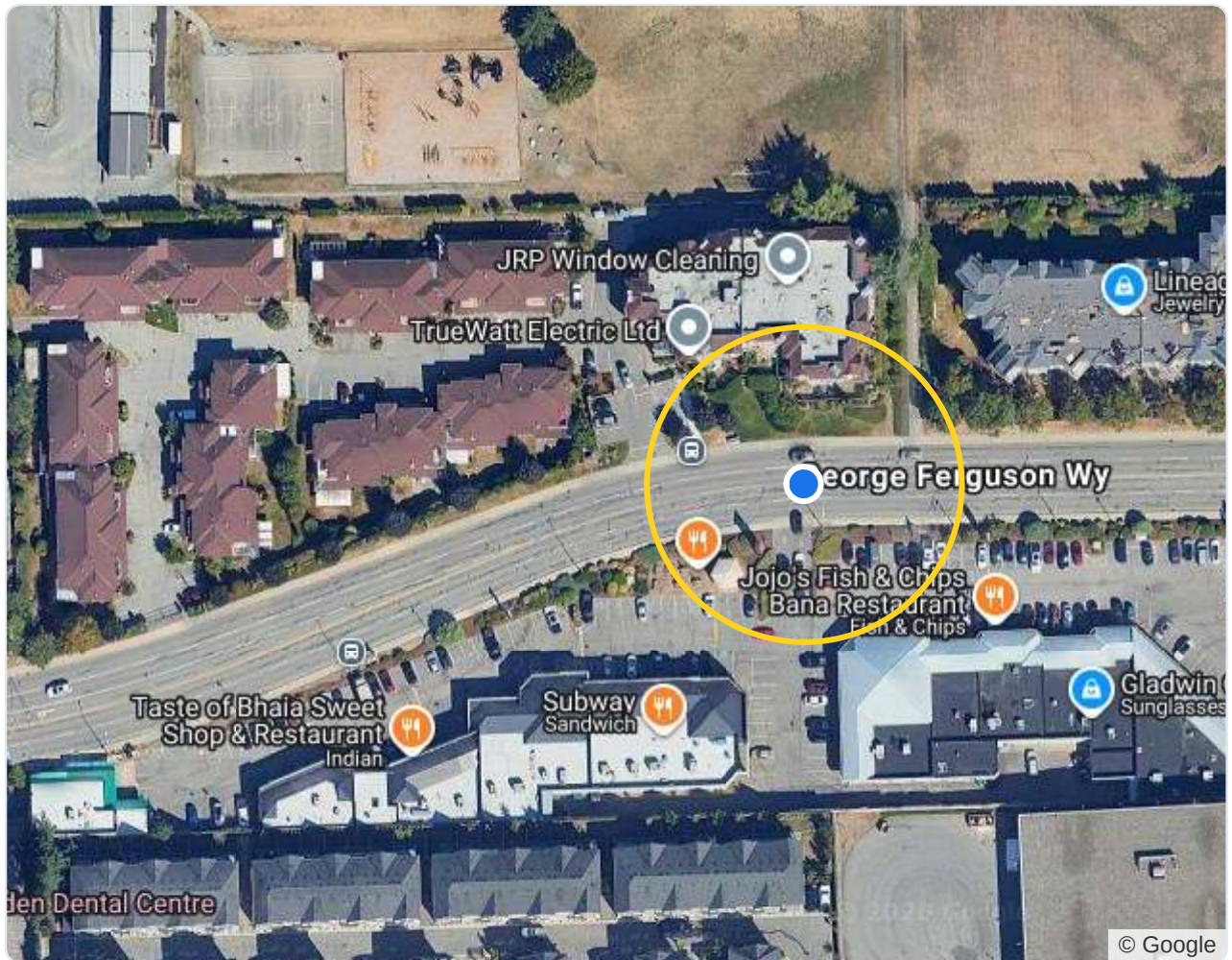
Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Recreation Center
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Workshop Attached

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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