

BUILDING BROCHURE

UPTOWN - 32725 GEORGE FERGUSON BUILDING

32725 George Ferguson Way · Abbotsford, BC V2T 5M5 · Abbotsford West



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4 FOR SALE
FROM \$346,600

6 SOLD · 12 MO
\$352,000–\$409,900



Unit Mix

1 Bedroom

3 units
754 – 774 sf
from \$335,000

2 Bedroom

49 units
864 – 1,038 sf
from \$297,000

3 Bedroom

2 units
1,086 – 1,258 sf
from \$495,000

For Sale in Uptown - 32725 George Ferguson Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$389,900	2 / 2	987 sf	\$395	316 32725 GEORGE FERGUSON WAY
\$350,000	1 / 1	774 sf	\$452	222 32725 GEORGE FERGUSON WAY
\$349,900	2 / 2	1004 sf	\$349	204 32725 GEORGE FERGUSON WAY
\$346,600	2 / 2	893 sf	\$388	219 32725 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$369,000	2 / 2ba	1007 sf	\$366	2026-04-12
\$388,000	2 / 2ba	1029 sf	\$377	2026-02-28
\$352,000	2 / 2ba	864 sf	\$407	2026-02-10
\$395,000	2 / 2ba	914 sf	\$432	2025-12-04

Value & Financing

Price Positioning

\$396 /sq ft

Active listings here average **\$396/sf** vs **\$442/sf** across Abbotsford West.

10% below area average

Mortgage Snapshot

\$1,660 /mo

Entry price (from) **\$346,600**

20% down payment **\$69,320**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS682	MANAGEMENT Self Managed

Overview

Uptown 32725 George Ferguson Way, Abbotsford, BC V2T 4E4, Canada LMS682. Uptown is located on George Ferguson Way and 328th Street in a convenient neighbourhood of Abbotsford. Built in 1992, Uptown offers 72 homes that are well maintained and professionally managed by

Campbell: 604-864-0380. Maintenance fees include garbage pickup, gardening, heat, hot water, and management.

Uptown underwent extensive renovations in 2007 which included modern style maple cabinets in bathroom and kitchen, dark laminate flooring, stainless steel appliances, granite counter tops, and spacious patios. Uptown features elevators, in suite laundry, underground parking, and wheelchair access. Uptown allows rentals, and allows 2 pets.

This is a prime location just minutes away from Boston Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

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