

BUILDING BROCHURE

# ABBOTSFORD PLACE - 32870 GEORGE FERGUSON BUILDING

32870 George Ferguson Way · Abbotsford, BC V2S 7K1 · Central Abbotsford



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**5** FOR SALE  
FROM \$297,000

**3** SOLD · 12 MO  
\$227,000–\$460,000



## Unit Mix

### 1 Bedroom

11 units  
745 – 797 sf  
**from \$150,000**

### 2 Bedroom

64 units  
910 – 1,265 sf  
**from \$165,000**

### 3 Bedroom

10 units  
1,139 – 1,291 sf  
**from \$315,000**

## For Sale in Abbotsford Place - 32870 George Ferguson Building & Complex

5 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS                |
|------------------|--------------|---------|-------|-------------------------------|
| <b>\$469,900</b> | 3 / 2        | 1265 sf | \$371 | 438 32830 GEORGE FERGUSON WAY |
| <b>\$398,000</b> | 2 / 2        | 1034 sf | \$385 | 437 32830 GEORGE FERGUSON WAY |
| <b>\$369,900</b> | 2 / 1        | 933 sf  | \$396 | 305 32870 GEORGE FERGUSON WAY |
| <b>\$364,999</b> | 2 / 1        | 912 sf  | \$400 | 227 32850 GEORGE FERGUSON WAY |
| <b>\$297,000</b> | 1 / 1        | 768 sf  | \$387 | 319 32850 GEORGE FERGUSON WAY |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$227,000</b> | 2 / 1ba | 911 sf  | \$249 | 2026-06-03 |
| <b>\$300,000</b> | 2 / 2ba | 944 sf  | \$318 | 2026-04-22 |
| <b>\$460,000</b> | 3 / 2ba | 1220 sf | \$377 | 2025-09-23 |
| <b>\$288,000</b> | 2 / 1ba | 916 sf  | \$314 | 2025-02-18 |

# Value & Financing

## Price Positioning

**\$388** /sq ft

Active listings here average **\$388/sf** vs **\$443/sf** across Central Abbotsford.

12% below area average

## Mortgage Snapshot

**\$1,422** /mo

Entry price (from) **\$297,000**

20% down payment **\$59,400**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                              |                                                     |
|---------------------------|-----------------------------------------|------------------------------|-----------------------------------------------------|
| YEAR BUILT<br><b>1976</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>120</b>         | CONSTRUCTION<br><b>Frame - Wood</b>                 |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS375</b> | MANAGEMENT<br><b>Homelife Advantage Realty Ltd.</b> |

## Overview

Abbotsford Place - 32870 George Ferguson Way Abbotsford, BC V2S 7K1, LMS00375 - Located in a sought after neighbourhood in Central Abbotsford on the corner of George Ferguson Way and Gladwin Road. Abbotsford Place is a three building complex that offers 120 homes built in 1993 that are professionally managed by GC Management 604-850-5151. This is a central location close to transit, schools at all levels, Superstore, London Drugs, Seven Oaks Shopping Centre, restaurants, coffee shops, recreation, parks, trails and so much more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Langley and downtown Vancouver. Homes feature bright and open layouts, many windows to brighten your living space, a separate laundry room, cozy gas fireplace and large balconies that are great for BBQ season. Abbotsford Place is a well maintained 4 level building that offers wheelchair access, elevators, secure underground parking, visitor parking and bike storage. This is a family oriented community that welcomes all ages, is pet friendly and rentals are allowed. This is a multiple building complex that includes 32830, 32850 and 32880 George Ferguson Way. Abbotsford Place offers comfortable and spacious condo living that is perfect for the whole family - Live here!

## Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Storage

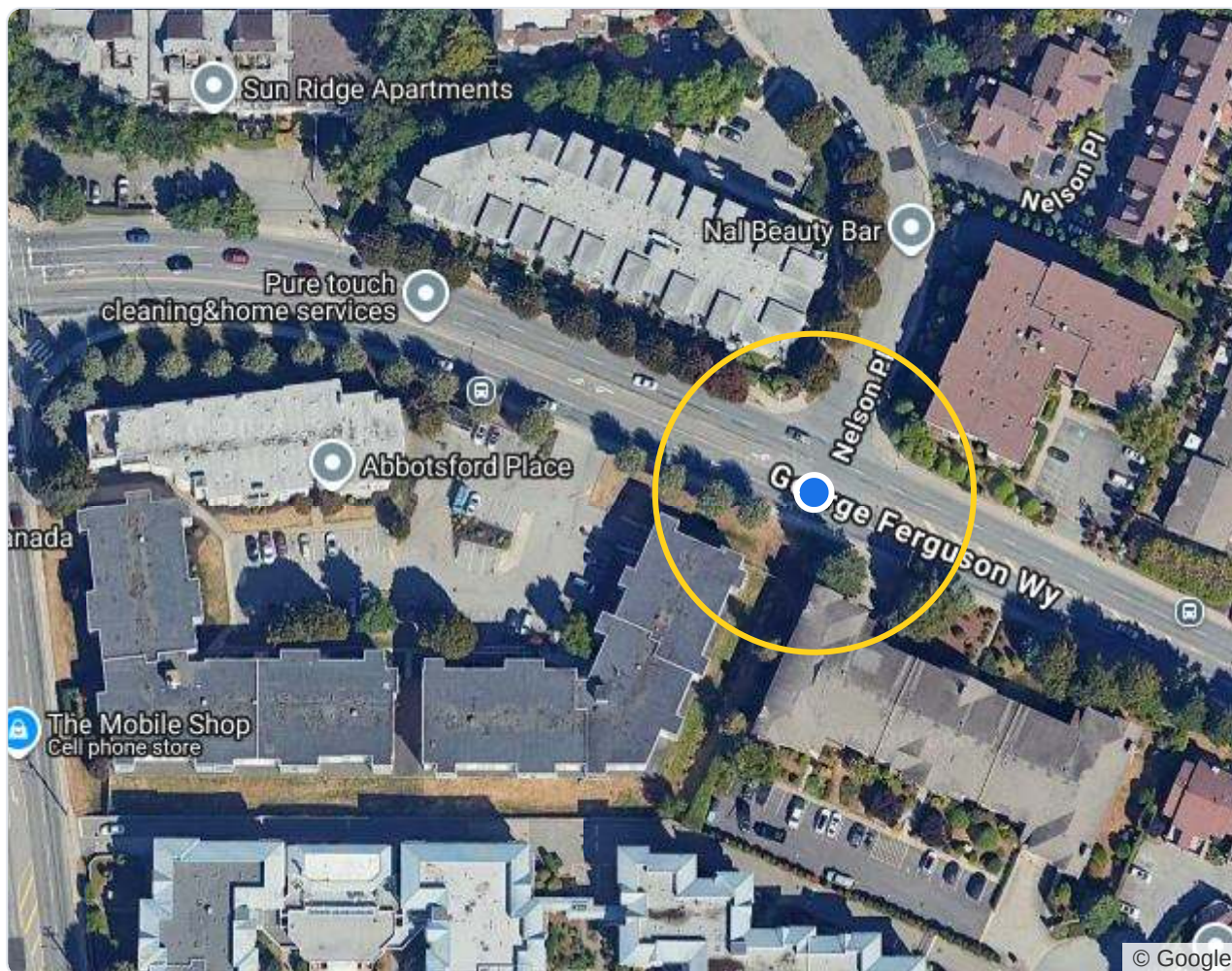
## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

- ✓ Heat
- ✓ Management

- ✓ Hot Water
- ✓ Snow Removal

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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