

BUILDING BROCHURE

TIFFANY PLACE - 33090 NELSON BUILDING

33090 Nelson · Abbotsford, BC V2S 6Y2 · Central Abbotsford



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1 FOR SALE
FROM \$338,000

12-MO SOLD TREND
32.2

Unit Mix

2 Bedroom

12 units

920 – 1,164 sf

from \$280,000

For Sale in Tiffany Place - 33090 Nelson Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$338,000	2 / 1	920 sf	\$367	101 33090 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$390,000	2 / 2ba	1089 sf	\$358	2025-01-16
\$399,900	2 / 2ba	1042 sf	\$384	2024-11-24
\$420,000	2 / 2ba	1052 sf	\$399	2024-09-28
\$407,250	2 / 2ba	1153 sf	\$353	2024-06-11

Value & Financing

Price Positioning

\$367 /sq ft

Active listings here average **\$367/sf** vs **\$449/sf** across Central Abbotsford.

18% below area average

Mortgage Snapshot

\$1,619 /mo

Entry price (from) **\$338,000**

20% down payment **\$67,600**

Rate / amortization **5.24% · 25 yr**

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

CONSTRUCTION Frame	EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3142
MANAGEMENT Nai Goddard & Smith			

Overview

Tiffany Place - 33090 George Ferguson Way Abbotsford, BC V2S 6Y2, NWS3142 - Located in a popular area in Central Abbotsford on George Ferguson Way and Trafalgar Street. This is a convenient location that is close to transit, shopping, Fraser Valley Regional Library, pharmacy, recreation, Century Park, restaurants, Seven Oaks Shopping Centre and much more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Mission and Langley. Tiffany Place offers 42 units built in 1991 that are professionally managed. Most homes feature spacious floor plans, insuite laundry, plenty of windows, mountain views and a large private balcony. This is a well maintained complex with

recent updates including a new roof in 2002. Building features that include a recreation room with bathroom, secured parking, visitor parking, storage, a media room, wheelchair access and elevators. This is an adult oriented community with condo living at its best! Live at Tiffany Place!

Amenities & Features

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

Maintenance Fees Include

- ✓ Electricity
- ✓ Hot Water
- ✓ Water
- ✓ Heat
- ✓ Sewer

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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