

BUILDING BROCHURE

SOMMERSET RIDGE - 33173 OLD YALE BUILDING

33173 Old Yale Rd. · Abbotsford, BC V2S 2J4 · Central Abbotsford



6 FOR SALE
FROM \$305,000

12-MO SOLD TREND
8.5

Unit Mix

1 Bedroom

3 units
634 – 724 sf
from \$260,000

2 Bedroom

48 units
880 – 1,247 sf
from \$265,000

For Sale in Somerset Ridge - 33173 Old Yale Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,900	2 / 2	1071 sf	\$411	224 33175 OLD YALE ROAD
\$424,900	2 / 2	1071 sf	\$397	120 33175 OLD YALE ROAD
\$399,900	2 / 2	1043 sf	\$383	215 33175 OLD YALE ROAD
\$379,900	2 / 2	1041 sf	\$365	221 33175 OLD YALE ROAD
\$359,700	2 / 2	907 sf	\$397	231 33173 OLD YALE ROAD
\$305,000	1 / 1	634 sf	\$481	343 33173 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$459,000	2 / 2ba	998 sf	\$460	2025-08-17
\$445,000	2 / 2ba	1216 sf	\$366	2025-05-05
\$465,000	2 / 2ba	1097 sf	\$424	2025-05-04
\$390,000	2 / 2ba	977 sf	\$399	2025-05-02

Value & Financing

Price Positioning

\$406 /sq ft

Active listings here average **\$406/sf** vs **\$455/sf** across Central Abbotsford.

11% below area average

Mortgage Snapshot

\$1,461 /mo

Entry price (from)	\$305,000
20% down payment	\$61,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 4	SUITES 140	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS146	MANAGEMENT Associa

Overview

Sommerset Ridge - 33173 Old Yale Rd, Abbotsford, BC V2S 2B1, LMS146. Located on Old Yale Road and Ware Street in a convenient neighbourhood of Central Abbotsford. Sommerset Ridge built in 1993, offers 140 homes that are well maintained and professionally managed by GC Management: 604-850-5151. This is a prime location just minutes away from Vancouver Career Collage, White Spot Restaurant, OK Tire & Auto Service, London Drugs, Price Smart Foods, Real Canadian Superstore, De Dutch Pannekoek House, and Seven Oaks Shopping Centre. Transit and major routes are close by and within walking distance. Maintenance Fees at Sommerset Ridge include garbage pickup, gardening, hot water, and management. Sommerset Ridge recently underwent a renovation in 2008. Features of Sommerset Ridge include secure underground parking. Other features include elevator, exercise centre, and in-suite laundry. Restrictions of Sommerset Ridge include two pets and no rentals.

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Neighbourhood & Walkability — Central Abbotsford



Exceptional — most errands on foot

35 dining

4 groceries

40 transit

12 parks

5 schools

within a 10-minute walk (≈800 m)

Ware Food Market — 180 m

Allen Park — 170 m

Aloha Mind Math — 40 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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