

BUILDING BROCHURE

CEDAR LANE - 33313 GEORGE FERGUSON BUILDING

33313 George Ferguson Way · Abbotsford, BC V2S 2L6 · Central Abbotsford



Scan to view online



1 FOR SALE
FROM \$615,000

12-MO SOLD TREND
51.7

Unit Mix

3 Bedroom

9 units

1,240 – 1,564 sf

from \$470,000

For Sale in Cedar Lane - 33313 George Ferguson Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$615,000	3 / 3	1564 sf	\$393	20 33321 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$717,000	3 / 3ba	1560 sf	\$460	2024-03-06
\$670,000	3 / 3ba	1412 sf	\$475	2021-09-19
\$590,000	3 / 3ba	1398 sf	\$422	2021-08-15
\$520,000	3 / 3ba	1514 sf	\$343	2021-02-12

Value & Financing

Price Positioning

\$393 /sq ft

Active listings here average **\$393/sf** vs **\$1185/sf** across Central Abbotsford.

67% below area average

Mortgage Snapshot

\$2,945 /mo

Entry price (from)	\$615,000
20% down payment	\$123,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2013	LEVELS 3	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1838	

Overview

Cedar Lane - 33313 George Ferguson Way, Abbotsford, BC V2S 2L6, Canada. Strata Plan BCS1838. Crossroads George Ferguson Way and Fuller Street located in Abbotsford. This Gorgeous end unit townhome in a family friendly complex is a 3 storeys with 30 units in strata. Completed 2013. Maintenance fees include garbage pickup, management and snow removal. Walking distance to SevenOaks Mall, Terry Fox Elementary, and all amenities.

The closest park is Old Riverside Park, Mill Lake Park, M.S.A Arena Park. Nearby Schools are Terry Fox Elementary School, Jean's Academy of Music School, Carrer Gate Community College,

Mission Learning Centre, Flutterby DayKare Preschool, Chief Saan George Middle School, Alternate Program, Abbotsford Virtual School and Yorkdale Preschool. Supermarkets and Grocery stores nearby are Cole, Safeway Abbotsford, Clearbrook Save N' Shop, R & F Market, India Foods & Produce Ltd.

Amenities & Features

✓ In Suite Laundry

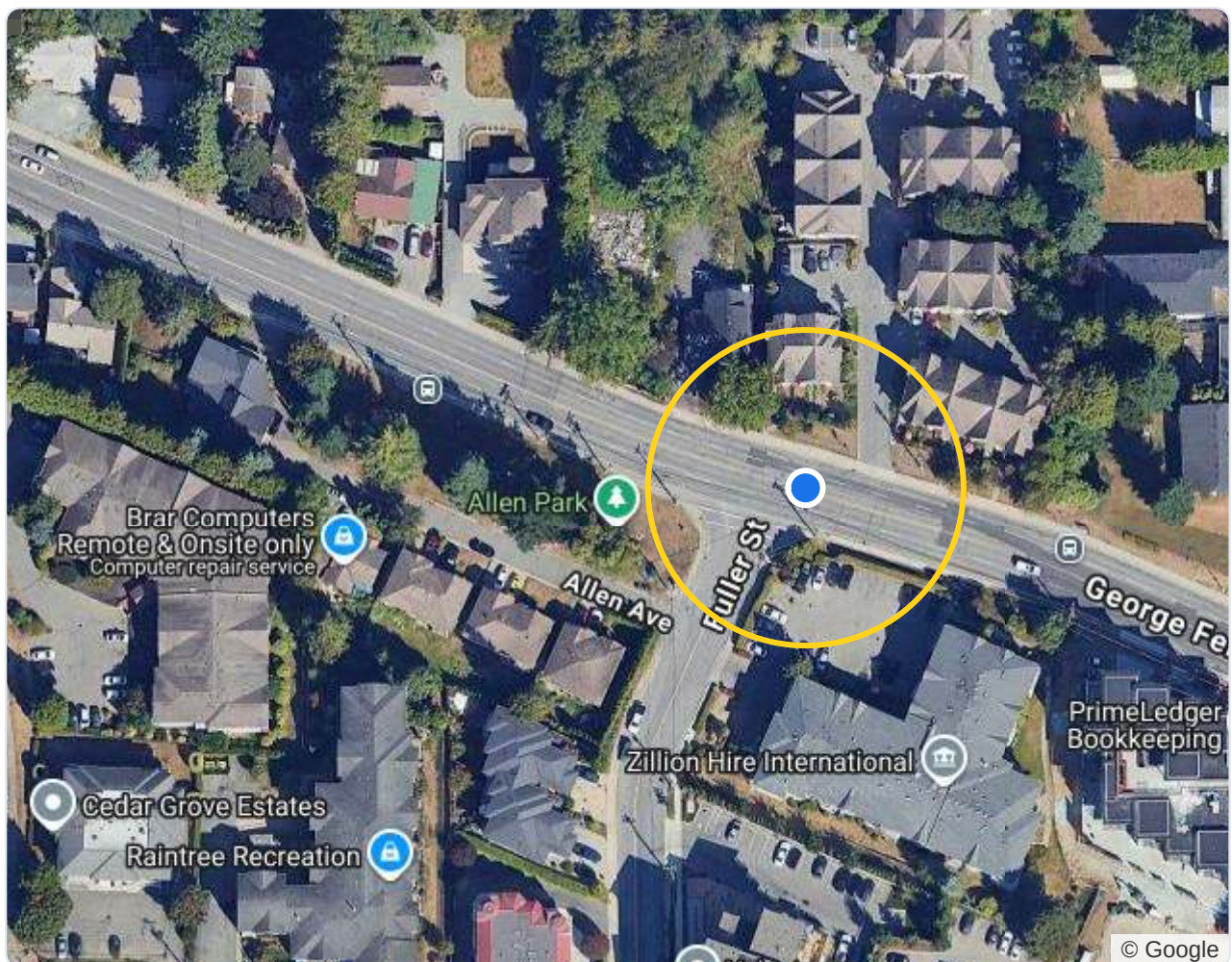
Maintenance Fees Include

✓ Garbage Pickup

✓ Management

✓ Snow Removal

Location



Les Twarog

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Book a Viewing
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