

BUILDING BROCHURE

CEDAR LANE - 33321 GEORGE FERGUSON BUILDING

33321 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 - 33321 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 **\$457/sf** across Central Abbotsford.

14% 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 2005	LEVELS 3	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1838	MANAGEMENT Ecm Strata Management Ltd.

Overview

Cedar Lane - 33321 George Ferguson Way, Abbotsford, BC V2S 3K4, BCS1838. Located on George Ferguson Way and Babich Street in a convenient neighbourhood of Central Abbotsford. Cedar Lane built in 2005, offers 21 homes that are well maintained and professionally managed by ECM: 604-855-9895. 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 Cedar Lane include garbage pickup, gardening, and management. Restrictions of Cedar Lane include two pets and rentals.

Amenities & Features

✓ In Suite Laundry

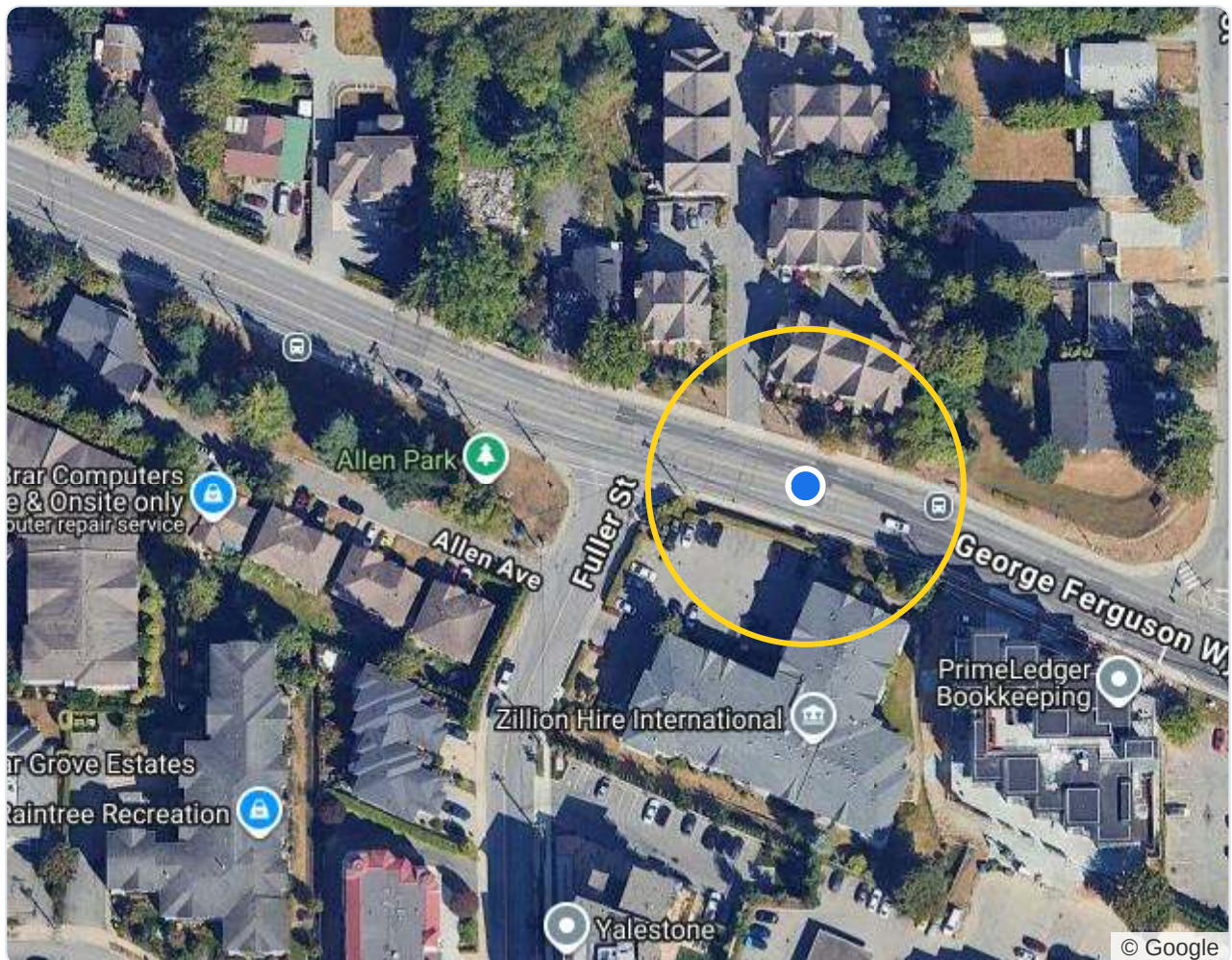
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604-671-7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call