

BAKERVUE PLACE

33400 Bourquin Pl. · Abbotsford, BC V2S 5G3 · Central Abbotsford



Scan to view online



3 FOR SALE
FROM \$256,000

3 SOLD · 12 MO
\$295,000–\$315,000



Unit Mix

1 Bedroom

9 units

698 – 699 sf

from \$145,000

2 Bedroom

23 units

938 – 994 sf

from \$193,000

For Sale in Bakerview Place & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$339,900	2 / 1	947 sf	\$359	214 33400 BOURQUIN PLACE
\$284,900	1 / 1	699 sf	\$408	317 33400 BOURQUIN PLACE
\$256,000	1 / 1	698 sf	\$367	108 33400 BOURQUIN PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$295,000	1 / 1ba	698 sf	\$423	2026-02-25
\$300,000	2 / 1ba	949 sf	\$316	2026-02-12
\$315,000	2 / 1ba	939 sf	\$335	2025-09-12
\$379,900	2 / 1ba	946 sf	\$402	2025-08-29

Value & Financing

Price Positioning

\$378 /sq ft

Active listings here average **\$378/sf** vs **\$461/sf** across Central Abbotsford.

18% below area average

Mortgage Snapshot

\$1,226 /mo

Entry price (from) **\$256,000**

20% down payment **\$51,200**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1978	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS958	MANAGEMENT Self Managed

Overview

Bakerview 33400 Bourquin Place, Abbotsford, BC V2S 5G3, Canada. Strata Plan NWS958.

Bakerview is located on Bourquin Place and Bourquin Crescent in a convenient neighbourhood of Abbotsford. Built in 1977, Bakerview offers 54 homes that are well maintained and professionally managed by Bradshaw:604-576-2424. Maintenance fees include a caretaker, garbage pickup, hot water, gardening, and management.

This is a prime location just minutes away from Boston Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Features of Bakerview include elevators and in suite laundry. Bakerview allows rentals, and one pet with restrictions.

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water

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