

CARMODY RIDGE - 33480 GEORGE FERGUSON BUILDING

33480 George Ferguson Way · Abbotsford, BC V2S 2L8 · Central Abbotsford



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2 FOR SALE
FROM \$379,900

2 SOLD · 12 MO
\$370,000-\$408,000



Unit Mix

2 Bedroom

22 units
930 – 1,047 sf
from \$335,000

3 Bedroom

2 units
1,243 – 1,287 sf
from \$420,000

For Sale in Carmody Ridge - 33480 George Ferguson Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$478,000	2 / 2	930 sf	\$514	408 33480 GEORGE FERGUSON WAY
\$379,900	2 / 2	995 sf	\$382	209 33480 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$370,000	2 / 2ba	1019 sf	\$363	2026-05-08
\$408,000	2 / 2ba	1010 sf	\$404	2026-01-06
\$455,000	2 / 2ba	1000 sf	\$455	2025-07-05
\$420,000	2 / 2ba	973 sf	\$432	2025-06-02

Value & Financing

Price Positioning

\$448 /sq ft

Active listings here average **\$448/sf** vs **\$466/sf** across Central Abbotsford.

4% below area average

Mortgage Snapshot

\$1,819 /mo

Entry price (from)	\$379,900
20% down payment	\$75,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 4	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2400	

Overview

Carmody Ridge - 33480 George Ferguson Way, Abbotsford, BC V2S 2L8, Canada. Strata Plan LMS2400. Carmody Ridge is located on George Ferguson Way and Mountview Street in a convenient neighbourhood of Abbotsford. Built in 1996, Carmody Ridge offers 41 homes that are well maintained and professionally managed by Campbell: 604-864-0380. Maintenance fees include garbage pickup, gardening, gas, hot water, management, and recreation facility.

This is a prime location just minutes away from Js 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 Carmody Ridge include an exercise centre, and in suite laundry. Carmody Ridge allows one pet with restrictions, and does not allow rentals.

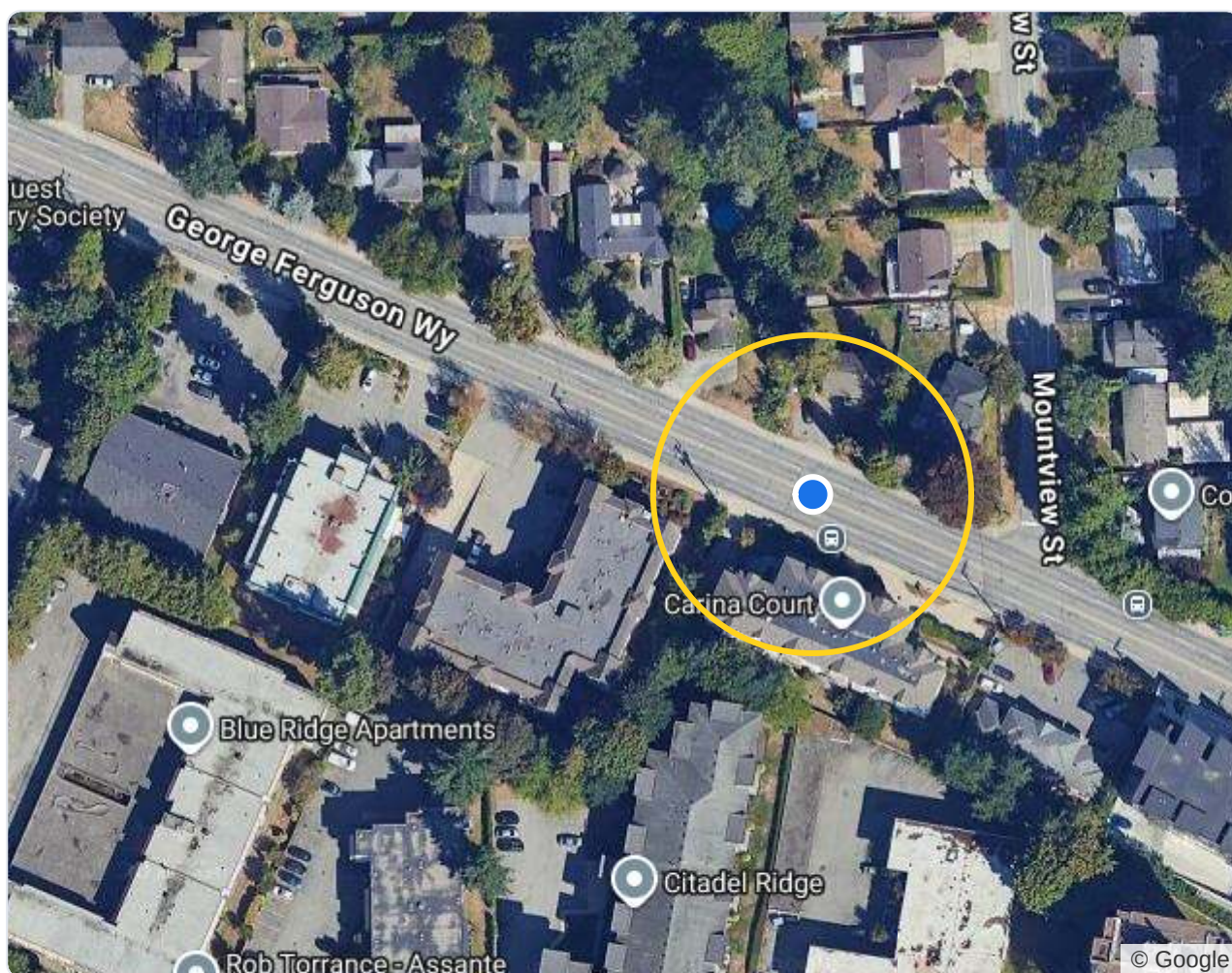
Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location





Les Twarog

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