

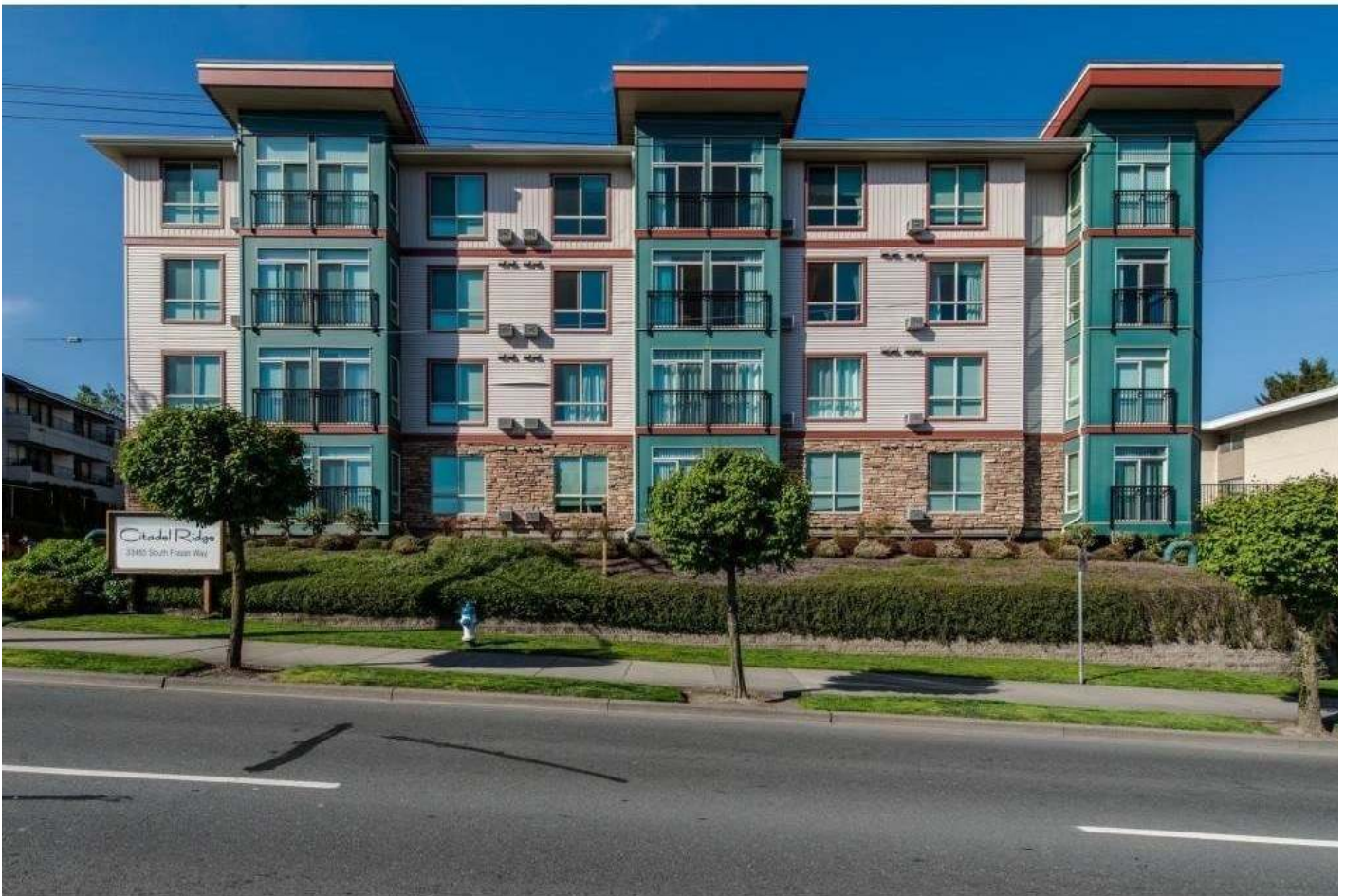
BUILDING BROCHURE

CITADEL RIDGE

33485 SOUTH Fraser Way · Abbotsford, BC V2S 8P9 · Central Abbotsford



Scan to view online



2 FOR SALE
FROM \$474,900

4 SOLD · 12 MO
\$289,000–\$480,000



Unit Mix

1 Bedroom

4 units
805 – 840 sf
from \$289,000

2 Bedroom

26 units
990 – 1,359 sf
from \$354,250

For Sale in Citadel Ridge & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$514,900	2 / 2	1359 sf	\$379	315 33485 SOUTH FRASER WAY
\$474,900	2 / 2	1274 sf	\$373	207 33485 SOUTH FRASER WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$289,000	1 / 1ba	840 sf	\$344	2026-07-10
\$473,000	2 / 2ba	1286 sf	\$368	2026-06-04
\$475,000	2 / 2ba	1314 sf	\$361	2026-05-04
\$480,000	2 / 2ba	1337 sf	\$359	2025-10-11

Value & Financing

Price Positioning

\$376 /sq ft

Active listings here average **\$376/sf** vs **\$465/sf** across Central Abbotsford.

19% below area average

Mortgage Snapshot

\$2,274 /mo

Entry price (from)	\$474,900
20% down payment	\$94,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 4	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1088	DEVELOPER Quadra Homes
MANAGEMENT Gc Management (1991) Ltd			

Overview

Citadel Ridge - 33485 South Fraser Way, Abbotsford, V2S 8P9. Strata No: BCS1088, 4 levels, 56 units, built 2005. Construction details: concrete foundation, wood framing, vinyl exterior, asphalt roof. Located in Central Abbotsford, one block west of South Fraser Way and McCallum Road

intersection. Managed by ECM Strata Management 604 855 9895. Complex developed by Quadra Homes. Building is family friendly, pet friendly, and allows rentals.

Highly secure well managed, luxury apartment building. Units feature large bedrooms with spacious spa bathroom and soaker tubs, high ceilings throughout, arched doorways, granite kitchen counters, SS appliances, heated enclosed balcony with network cables for office usage, prewired for surround sound speakers, in suite laundry, A/C in each bedroom, 7 inch monitor in kitchen for media and security. Building has numerous security cameras recorded digitally throughout. Building offers spacious underground private parking system with your own automatic remote controlled overhead door, storage, double sized elevators, and wheelchair access.

Complex is minutes away from Sevenoaks Shopping Centre, Mill Lake, Fraser Valley Library, Abbotsford Regional Hospital, and access to Highway #1 via McCallum Road.

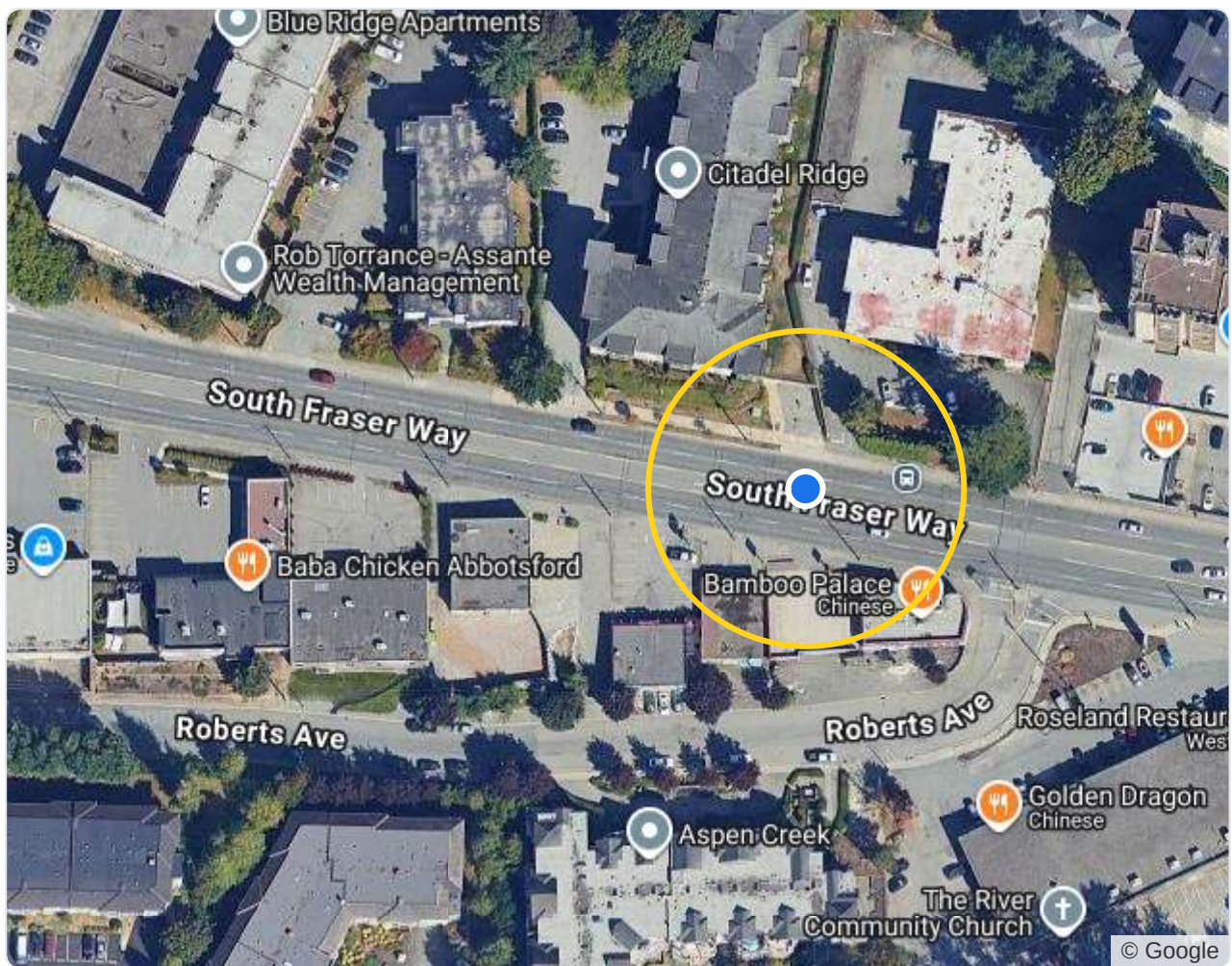
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ 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