

BUILDING BROCHURE

THE CROSSING - 33538 MARSHALL BUILDING

33538 Marshall Rd. · Abbotsford, BC V2S 0C7 · Central Abbotsford





1 FOR SALE
FROM \$444,900

1 SOLD · 12 MO
\$455,000–\$455,000



Unit Mix

Studio

2 units
518 – 518 sf
from \$230,000

1 Bedroom

17 units
516 – 724 sf
from \$307,500

2 Bedroom

22 units
882 – 961 sf
from \$380,000

For Sale in The Crossing - 33538 Marshall Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$444,900	2 / 2	900 sf	\$494	309 33538 MARSHALL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$455,000	2 / 2ba	901 sf	\$505	2026-04-29
\$380,000	1 / 1ba	661 sf	\$575	2025-07-19
\$391,000	1 / 1ba	700 sf	\$559	2025-07-10
\$395,000	1 / 1ba	724 sf	\$546	2025-03-26

Value & Financing

Price Positioning

\$494 /sq ft

Active listings here average **\$494/sf** vs **\$468/sf** across Central Abbotsford.

6% above area average

Mortgage Snapshot

\$2,131 /mo

Entry price (from) **\$444,900**

20% down payment **\$88,980**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2009	LEVELS 4	SUITES 63	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3604	DEVELOPER Palcor

Overview

The Crossing - 33538 Marshall Road, Abbotsford, BC V2S 0C7, Canada. Strata plan number BCS3604. Crossroads are Marshall Road and McCallum Road. This development is 4 storeys with 63 units. Built in 2009. The Crossing consists of 3 buildings - 33538 Marshall Road, 33539 Holland Ave and 1975 McCallum Rd . Maintenance fees includes caretaker, garbage pickup, gardening, hot water, and management. Developed by Palcor. Architecture by Focus Architecture Inc. Interior design by Portico Design.

Nearby parks are Berry Park, Hoon Park, Ravine Park, and Mill Lake Park. Schools nearby are Alexander Elementary, Abbotsford Collegiate School, Abbotsford Middle School, Godson Elementary School, University of the Fraser Valley, and West Coast Adventist DL School. The closest grocery store is Marshall Road Mini Mart.

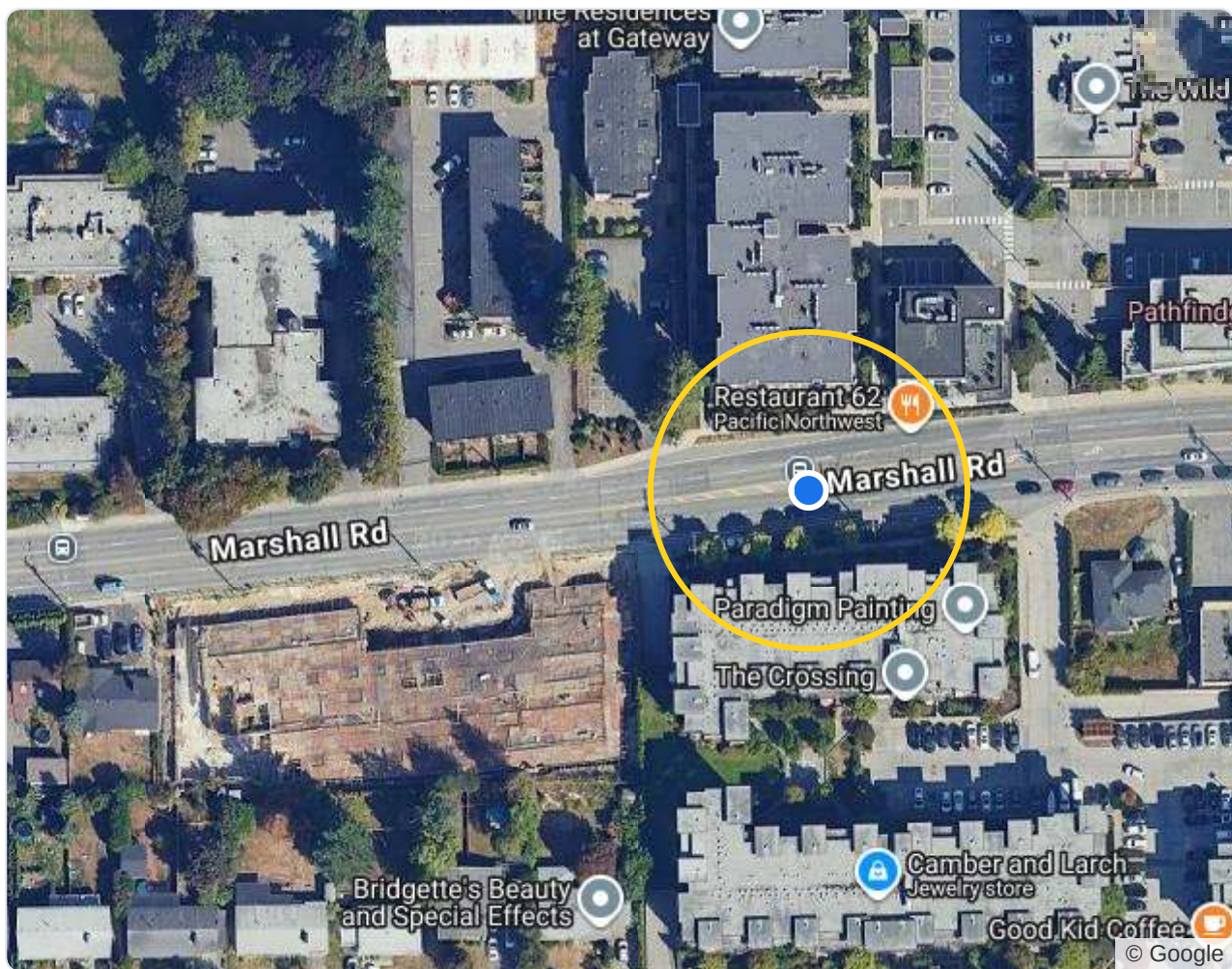
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
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