

BUILDING BROCHURE

THE CROSSING - 33539 HOLLAND BUILDING

33539 Holland Ave. · Abbotsford, BC V2S 0C6 · Central Abbotsford



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5 FOR SALE
FROM \$289,900

5 SOLD · 12 MO
\$346,000–\$480,000



Unit Mix

1 Bedroom

18 units
516 – 736 sf
from \$275,000

2 Bedroom

22 units
842 – 989 sf
from \$348,500

For Sale in The Crossing - 33539 Holland Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,900	2 / 2	842 sf	\$534	207 33539 HOLLAND AVENUE
\$430,000	2 / 2	908 sf	\$474	114 33539 HOLLAND AVENUE
\$414,900	2 / 2	888 sf	\$467	108 33539 HOLLAND AVENUE
\$368,000	1 / 1	672 sf	\$548	203 33539 HOLLAND AVENUE
\$289,900	1 / 1	674 sf	\$430	220 33539 HOLLAND AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$346,000	1 / 1ba	700 sf	\$494	2026-05-02
\$480,000	2 / 2ba	947 sf	\$507	2026-03-22
\$437,500	2 / 2ba	904 sf	\$484	2026-03-14
\$350,000	1 / 1ba	649 sf	\$539	2026-03-10

Value & Financing

Price Positioning

\$491 /sq ft

Active listings here average **\$491/sf** vs **\$467/sf** across Central Abbotsford.

5% above area average

Mortgage Snapshot

\$1,388 /mo

Entry price (from) **\$289,900**

20% down payment **\$57,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 4	SUITES 79	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3509	DEVELOPER Palcor
MANAGEMENT Premier Strata Services			

Overview

The Crossing - 33539 Holland Ave, Abbotsford, BC V2S 0C6, Canada. Strata plan number BCS3509. Crossroads are Marshall Road and Holland Avenue. This development is 4 storeys with 79 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.

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.

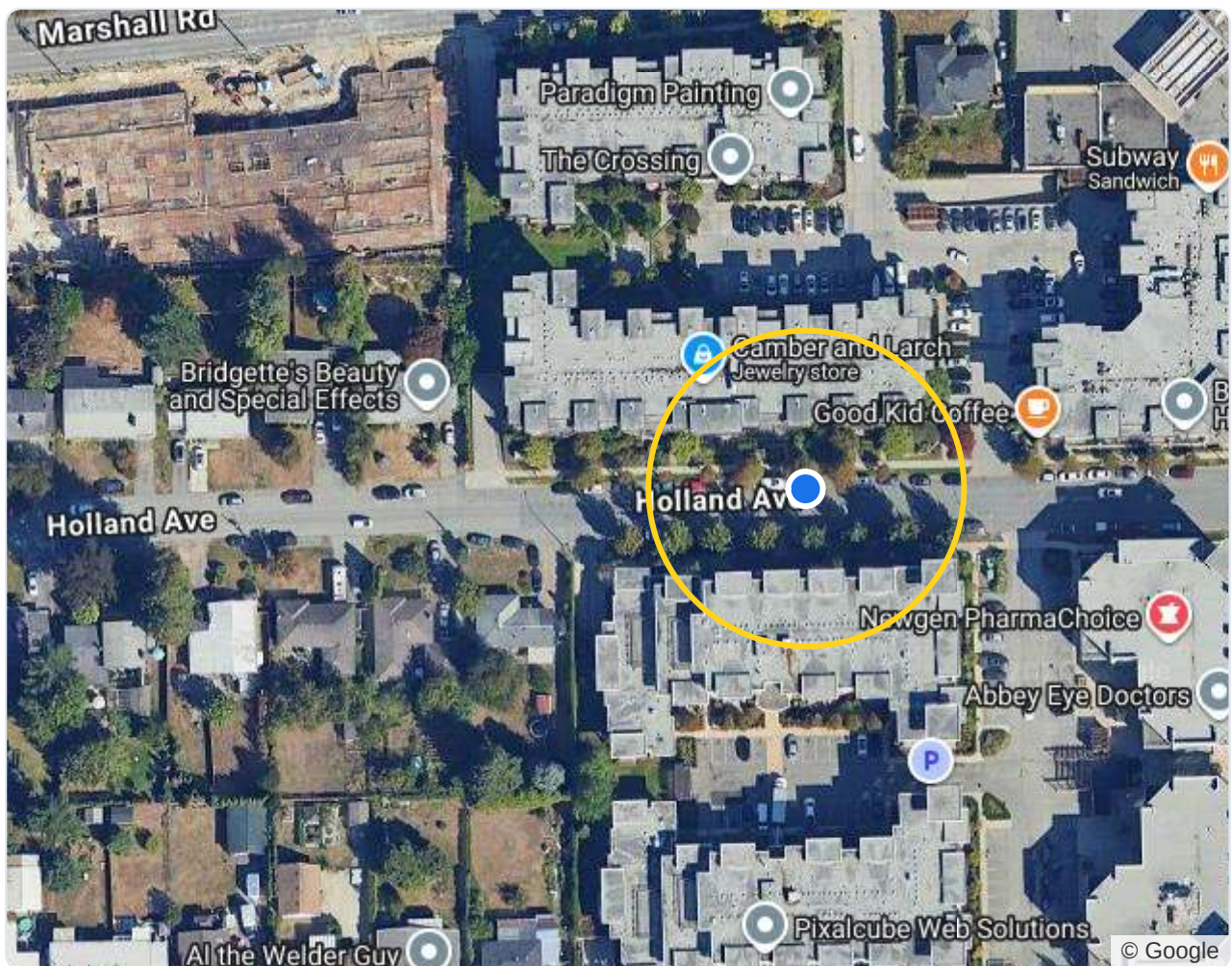
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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