

BUILDING BROCHURE

# THE EDGE - 33568 GEORGE FERGUSON BUILDING

33568 George Ferguson Way · Abbotsford, BC V2S 0M3 · Central Abbotsford



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**5** FOR SALE  
FROM \$422,900



## Unit Mix

### 1 Bedroom

3 units  
527 – 732 sf  
**from \$354,000**

### 2 Bedroom

26 units  
748 – 934 sf  
**from \$415,000**

### 3 Bedroom

4 units  
1,035 – 1,089 sf  
**from \$499,700**

# For Sale in The Edge - 33568 George Ferguson Building & Complex

5 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS                |
|-----------|--------------|---------|-------|-------------------------------|
| \$510,000 | 3 / 3        | 1046 sf | \$488 | 305 33568 GEORGE FERGUSON WAY |
| \$499,700 | 3 / 3        | 1035 sf | \$483 | 302 33568 GEORGE FERGUSON WAY |
| \$499,000 | 2 / 2        | 770 sf  | \$648 | 106 33568 GEORGE FERGUSON WAY |
| \$449,800 | 2 / 2        | 851 sf  | \$529 | 204 33568 GEORGE FERGUSON WAY |
| \$422,900 | 1 / 1        | 732 sf  | \$578 | 101 33568 GEORGE FERGUSON WAY |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$490,000  | 2 / 2ba | 934 sf | \$525 | 2024-11-12 |
| \$461,000  | 2 / 2ba | 770 sf | \$599 | 2024-08-06 |
| \$485,000  | 2 / 2ba | 834 sf | \$582 | 2024-06-19 |
| \$371,000  | 1 / 1ba | 528 sf | \$703 | 2024-06-15 |

## Value & Financing

### Price Positioning

**\$545** /sq ft

Active listings here average **\$545/sf** vs **\$464/sf** across Central Abbotsford.

17% above area average

### Mortgage Snapshot

**\$2,025** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$422,900     |
| 20% down payment    | \$84,580      |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2021</b> | LEVELS<br><b>1</b>                      | SUITES<br><b>44</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS7448</b> |                                     |

## Overview

Welcome to The Edge. The Edge is a 44-home strata residence located at 33568 George Ferguson Way in Abbotsford, in the Central Abbotsford neighbourhood. Completed in 2021, it is

registered under Strata Plan EPS7448 and held as Freehold Strata. It sits near the intersection of George Ferguson Way & McCallum Road.

Residents enjoy an array of amenities including elevator and in-suite laundry, garage underground parking and baseboard / electric heating.

Set in Central Abbotsford, Abbotsford, The Edge offers shopping, a central location and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

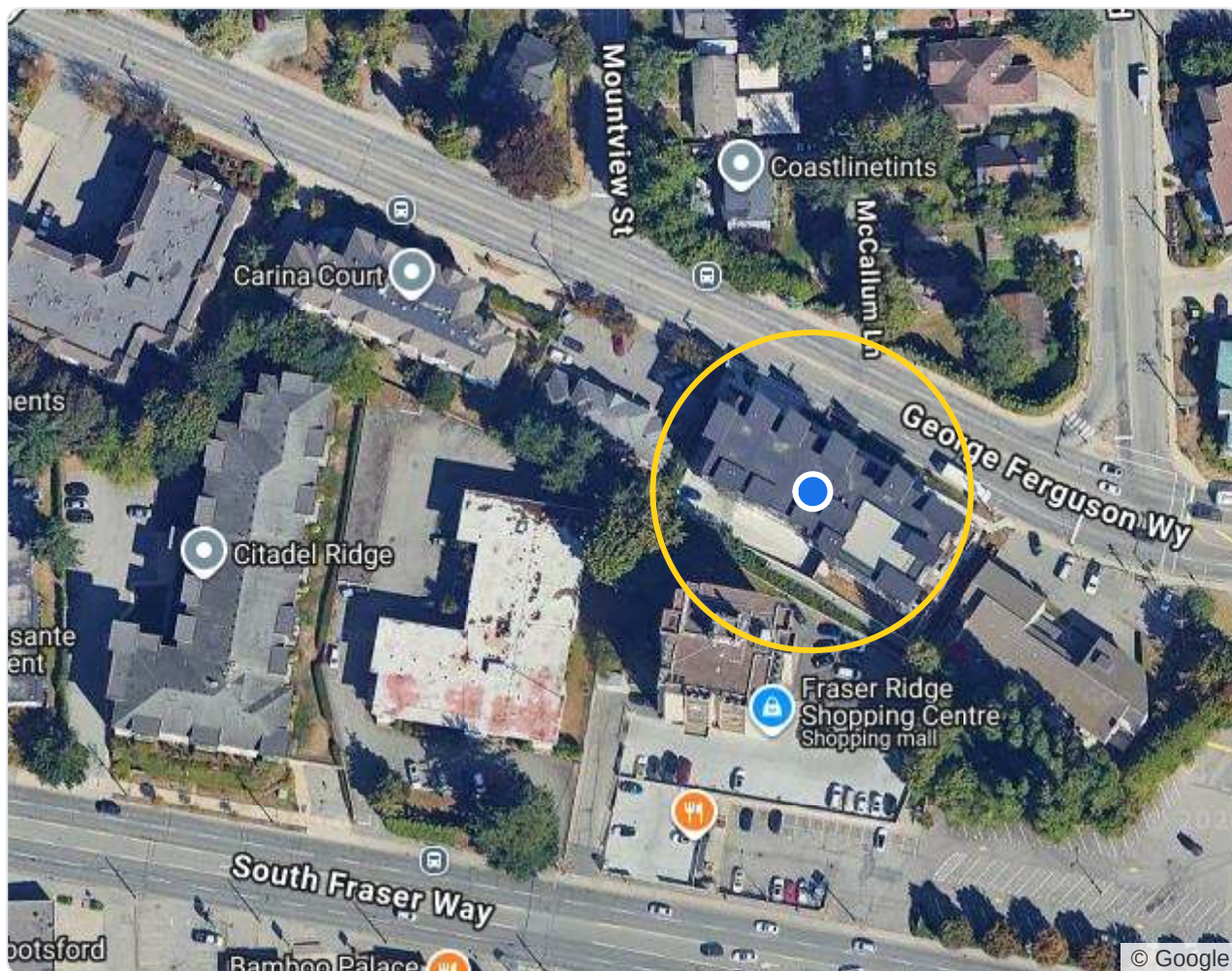
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Snow Removal

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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