

BUILDING BROCHURE

COLLEGE PARK - 33718 KING BUILDING

33718 King Rd. · Abbotsford, BC V2S 8J3 · Poplar



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5 FOR SALE
FROM \$339,980

5 SOLD · 12 MO
\$340,000-\$417,900



Unit Mix

2 Bedroom

57 units

905 – 1,384 sf

from \$277,000

For Sale in College Park - 33718 King Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$489,900	2 / 2	1093 sf	\$448	412 33718 KING ROAD
\$474,900	2 / 2	1104 sf	\$430	111 33708 KING ROAD
\$409,900	2 / 2	947 sf	\$433	404 33708 KING ROAD
\$374,500	2 / 2	937 sf	\$400	406 33718 KING ROAD
\$339,980	2 / 2	923 sf	\$368	314 33708 KING ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$376,000	2 / 2ba	923 sf	\$407	2026-04-29
\$340,000	2 / 2ba	936 sf	\$363	2026-04-26
\$417,000	2 / 2ba	922 sf	\$452	2026-01-22
\$417,900	2 / 2ba	919 sf	\$455	2025-11-28

Value & Financing

Price Positioning

\$416 /sq ft

Active listings here average **\$416/sf** vs **\$484/sf** across Poplar.

14% below area average

Mortgage Snapshot

\$1,628 /mo

Entry price (from) **\$339,980**

20% down payment **\$67,996**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 4	SUITES 110	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1860	

Overview

College Park Place - 33718 King Road Abbotsford, BC V2S 8J3, LMS01860 - Located on the corner of King Road in a sought after neighbourhood in the Poplar area of Abbotsford. College Park Place offers 110 homes built in 1995 that are professionally managed by Teamwork 604-854-1734. This is

a central location where all your amenities are just minutes away including transit, restaurants, Fraser Valley University, elementary and secondary schools, Wal-Mart, recreation, coffee shops, parks, hospital and much more! Direct access to highways allows an easy commute to Surrey, Langley, downtown Vancouver and other surrounding destinations. Most homes feature open floor plans, cozy gas fireplaces, insuite laundry, skylights, laminate and tile flooring, private decks and beautiful garden and mountain views. College Park Place is a well managed four storey building that has recent updates including rainscreen and a new roof in 2008. Other features include a large amenity room, guest suite, exercise room and an on-site caretaker. College Park Place offers wheelchair access, elevators, secured underground and outside parking, visitor parking, bike storage and manicured gardens. All ages are welcomed here along with pets and rentals with restrictions. This is a multiple address complex including 33718 and 33708 King Road. College Park Place offers comfortable condo living suited for every lifestyle - Live here today!

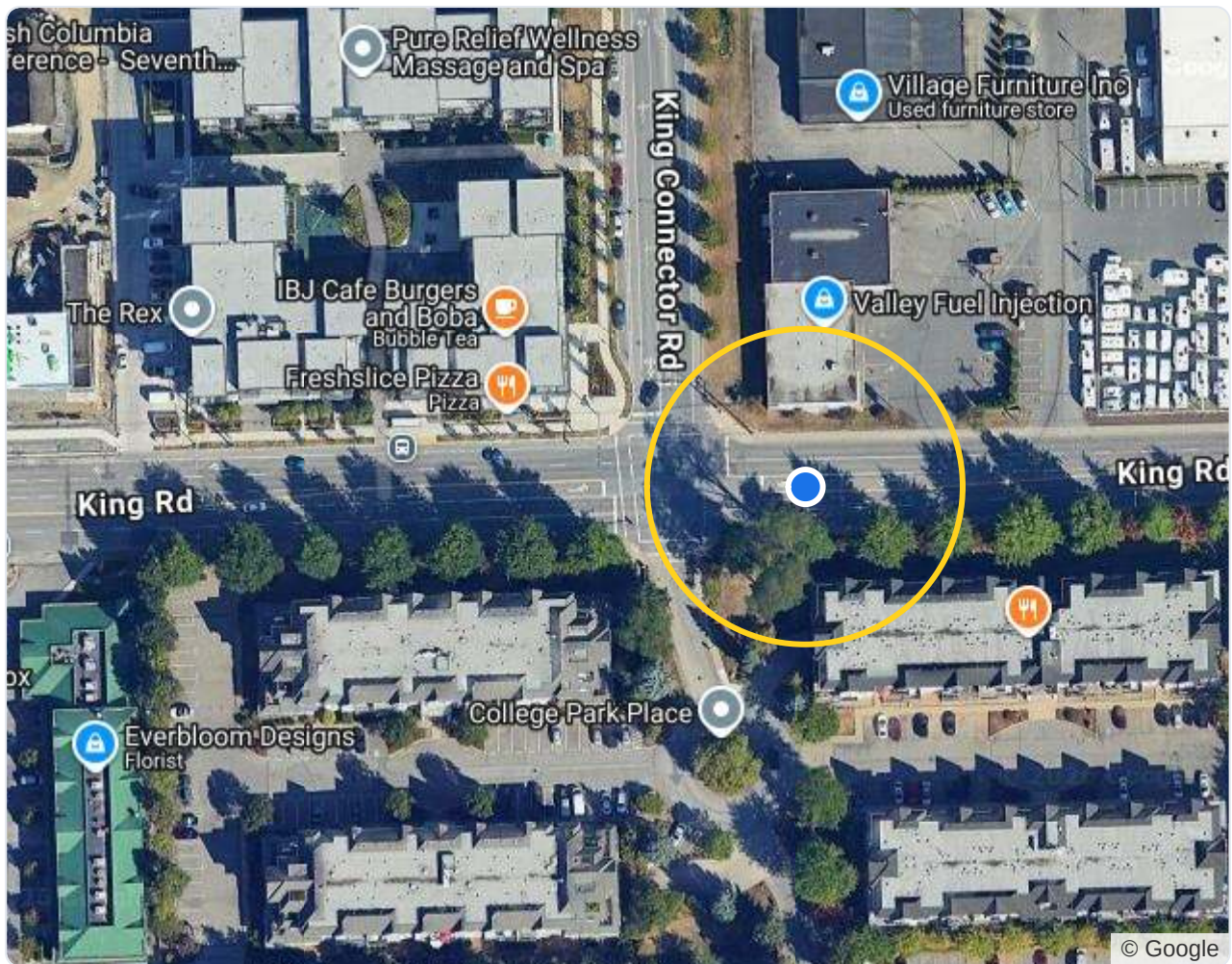
Amenities & Features

- | | |
|-------------------|---------------|
| ✓ Exercise Centre | ✓ Guest Suite |
|-------------------|---------------|

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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