

BUILDING BROCHURE

COLLEGE PARK - 33738 KING BUILDING

33738 King Rd. · Abbotsford, BC V2S 8J5 · Poplar



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1 FOR SALE
FROM \$390,000

3 SOLD · 12 MO
\$390,000-\$427,000



Unit Mix

2 Bedroom
50 units
917 – 1,200 sf
from \$280,000

For Sale in College Park - 33738 King Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$390,000	2 / 2	945 sf	\$413	401 33738 KING ROAD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$390,000	2 / 2ba	947 sf	\$412	2026-05-13
\$410,000	2 / 2ba	1005 sf	\$408	2025-10-27
\$427,000	2 / 2ba	929 sf	\$460	2025-09-18
\$440,000	2 / 2ba	947 sf	\$465	2024-12-04

Value & Financing

Price Positioning

\$413 /sq ft

Active listings here average **\$413/sf** vs **\$484/sf** across Poplar.

15% below area average

Mortgage Snapshot

\$1,868 /mo

Entry price (from) **\$390,000**

20% down payment **\$78,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 110	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2704	

Overview

College Park Place - 33738 King Road Abbotford, BC V2S 8J5, LMS02704 - 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 1997 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. No rentals. This is a multiple address complex including 33728 and 33738 King Road. College Park Place offers comfortable condo living suited for every lifestyle - Live here today!

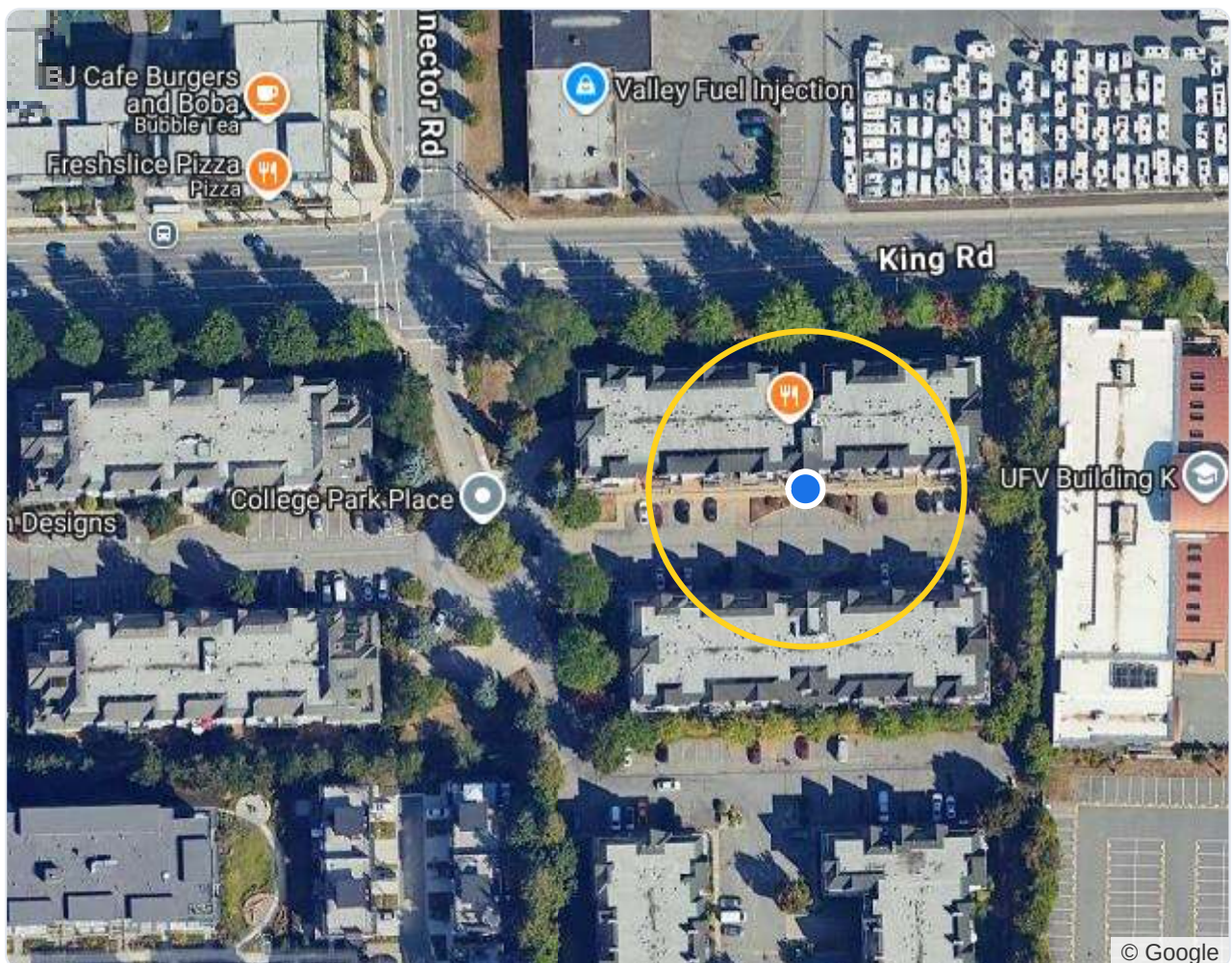
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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