

FERNWOOD MANOR - 33870 FERN BUILDING

33870 Fern St. · Abbotsford, BC V2S 6C3 · Central Abbotsford



1 FOR SALE
FROM \$269,000



Unit Mix

1 Bedroom

4 units
875 – 916 sf
from \$195,000

2 Bedroom

37 units
845 – 1,131 sf
from \$220,000

For Sale in Fernwood Manor - 33870 Fern Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$269,000	1 / 1	911 sf	\$295	304 33850 FERN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	1131 sf	\$349	2025-07-22
\$320,000	2 / 1ba	863 sf	\$371	2025-03-25
\$311,000	2 / 1ba	877 sf	\$355	2025-03-10
\$320,000	2 / 1ba	845 sf	\$379	2024-12-14

Value & Financing

Price Positioning

\$295 /sq ft

Active listings here average **\$295/sf** vs **\$475/sf** across Central Abbotsford.

38% below area average

Mortgage Snapshot

\$1,288 /mo

Entry price (from)	\$269,000
20% down payment	\$53,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1983	LEVELS 3	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata		STRATA PLAN BCS4344	

Overview

Fernwood Manor - 33870 Fern Street Abbotsford, BC V2S 6C3, NWS2006 - Located in a desirable neighbourhood in Central Abbostford on the corner of Fern Street and Salton Road. Fernwood Manor offers 38 homes built in 1982 that are professionally managed. This is a central location close to transit, University of the Fraser Valley, elementary and secondary schools, restaurants, shopping, Towne Cinema Theatre, Wal-Mart, medical services, recreation, parks and much more! Direct access to highways allows an easy commute to Surrey, Langley, downtown Vancouver and other surrounding destinations. Homes feature spacious living areas, plenty of windows to allow lots of natural light in, extra storage throughout, shared laundry, large balconies for upper units and

lower units have private garden patios. Fernwood Manor offers wheelchair access, an elevator, covered parking stalls, visitor parking, storage lockers and an on-site property manager. This community welcomes all ages and rentals are allowed with restrictions. This is an oppourtunity for comfortable condo living suited for every lifestyle - Live at Fernwood Manor!

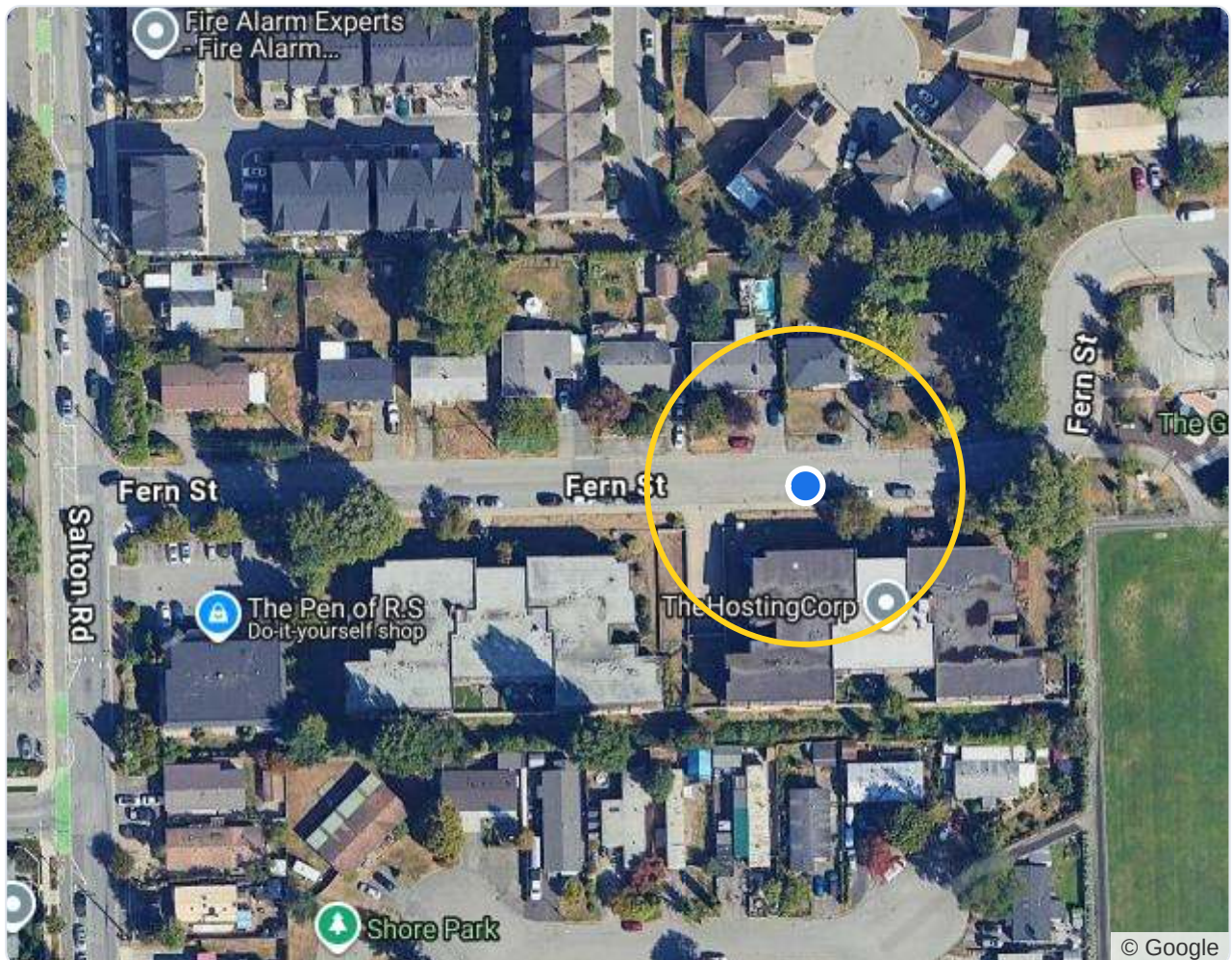
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call