

BUILDING BROCHURE

HILLCREST MANOR

33956 Essendene Ave. · Abbotsford, BC V2S 6E7 · Central Abbotsford



Scan to view online



1 FOR SALE
FROM \$249,000



Unit Mix

1 Bedroom

16 units
685 – 860 sf
from \$180,000

2 Bedroom

4 units
1,011 – 1,062 sf
from \$255,000

For Sale in Hillcrest Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$249,000	1 / 1	794 sf	\$314	106 33956 ESSENDENE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$275,000	1 / 1ba	785 sf	\$350	2023-08-16
\$270,000	1 / 1ba	757 sf	\$357	2023-05-06
\$389,000	2 / 2ba	1047 sf	\$372	2022-06-11
\$295,000	1 / 1ba	685 sf	\$431	2022-04-10

Value & Financing

Price Positioning

\$314 /sq ft

Active listings here average **\$314/sf** vs **\$473/sf** across Central Abbotsford.

34% below area average

Mortgage Snapshot

\$1,193 /mo

Entry price (from) **\$249,000**

20% down payment **\$49,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 3	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1701	MANAGEMENT Ecm Strata Management Ltd.

Overview

Hillcrest Manor - 33956 Essendene Avenue Abbotsford, BC V2S 6E7, NWS1707 - Located in a sought after neighbourhood in Central Abbotsford off of Old Yale Road and on Essendene Avenue. Hillcrest Manor offers 32 homes built in 1979 that are professionally managed by Campbell Management 604-864-0380. 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. Most

homes feature spacious floor plans, over sized windows to brighten your living spaces, extra storage throughout units and a large balcony with some that wrap around. Hillcrest Manor is a well maintained building with recent updates including a newer roof. Other features include secure underground parking, storage lockers, elevators, shared laundry, sauna, workshop and visitor parking. This is an adult oriented community with a 19+ age restriction. Rentals are allowed but now pets. Hillcrest Manor offers comfortable condo living in a private and quiet setting - Live here today!

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location





Les Twarog

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