

BUILDING BROCHURE

EMERALD PLACE - 34159 FRASER BUILDING

34159 Fraser St. · Abbotsford, BC V2S 1X8 · Central Abbotsford



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1 FOR SALE
FROM \$749,000

12-MO SOLD TREND
32.2

Unit Mix

3 Bedroom

1 unit
2,539 – 2,539 sf
from \$1,075,000

4 Bedroom

7 units
2,618 – 3,463 sf
from \$620,000

For Sale in Emerald Place - 34159 Fraser Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	4 / 3	3194 sf	\$235	14 34159 FRASER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$819,900	4 / 3ba	2618 sf	\$313	2023-03-12
\$1,075,000	3 / 3ba	2539 sf	\$423	2022-02-28
\$775,000	4 / 3ba	3170 sf	\$244	2021-10-16
\$725,000	4 / 3ba	3202 sf	\$226	2021-05-26

Value & Financing

Price Positioning

\$235 /sq ft

Active listings here average **\$235/sf** vs **\$484/sf** across Central Abbotsford.

51% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from)	\$749,000
20% down payment	\$149,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	SUITES 16	CONSTRUCTION Frame - Wood	EXTERIOR Other
TITLE TO LAND Freehold Strata	STRATA PLAN BCS575	MANAGEMENT Self Managed	

Overview

Emerald Place - 34159 Fraser Street Abbotsford, BC V2S 8P2, Canada. Strata Plan BCS575 - Located in Central Abbotsford on Fraser Street and Old Yale Road. Emerald Place is a small complex offering 16 unique townhomes built in 2004 that are self managed. This is a convenient location that is within minutes from transit, schools at all levels, Superstore, London Drugs, Seven Oaks Shopping Centre, restaurants, coffee shops, hospital, recreation, parks, trails and so much more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Langley and downtown Vancouver. These rancher duplex-style townhomes feature spacious living areas, 9' ceilings, plenty of windows to brighten your home, extra storage throughout, private backyards with patio areas and large balconies. Other features include a double garage with additional parking space in the driveway, visitor parking and insuite laundry. This is an adult oriented community with a 45+ age restriction for owners and children can be 19+. Pets are allowed with restrictions but no rentals. Emerald Place is a small complex located on 2.5 acres of land with peaceful and private townhome living!

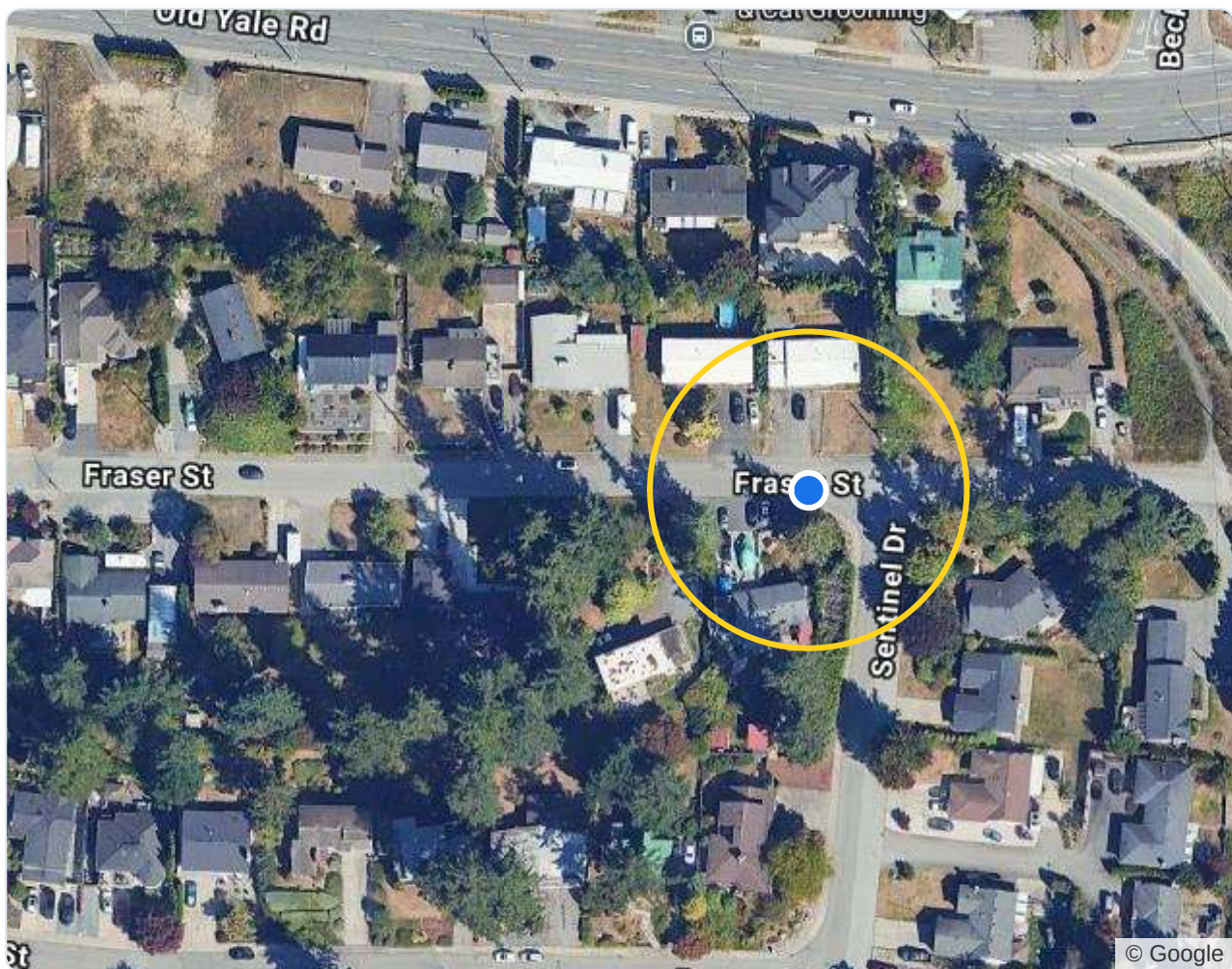
Amenities & Features

- ✓ Workshop Attached

Maintenance Fees Include

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

Location



Les Twarog

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