

BUILDING BROCHURE

TEN OAKS

34230 Elmwood Dr. · Abbotsford, BC V2S 8E9 · Abbotsford East



Scan to view online



1 FOR SALE
FROM \$739,500

4 SOLD · 12 MO
\$706,000–\$725,000



Unit Mix

3 Bedroom

29 units
1,232 – 2,551 sf
from \$549,900

4 Bedroom

5 units
1,388 – 2,614 sf
from \$569,900

For Sale in Ten Oaks & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$739,500	3 / 3	1380 sf	\$536	38 34230 ELMWOOD DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$706,000	3 / 3ba	1336 sf	\$528	2026-06-03
\$725,000	3 / 3ba	1414 sf	\$513	2026-04-15
\$725,000	3 / 3ba	1699 sf	\$427	2026-02-19
\$718,000	3 / 3ba	1432 sf	\$501	2025-11-04

Value & Financing

Price Positioning

\$536 /sq ft

Active listings here average **\$536/sf** vs **\$491/sf** across Abbotsford East.

9% above area average

Mortgage Snapshot

\$3,542 /mo

Entry price (from)	\$739,500
20% down payment	\$147,900
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2016	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3223	DEVELOPER Pacific Hills Developments Ltd.
MANAGEMENT Teamwork Property Management Ltd			

Overview

Ten Oaks - 34230 Elmwood Drive, Abbotsford, BC V2S 8E9, Canada. Strata plan number EPS3223. Crossroads are Elmwood Drive and Immel Street. Ten Oaks offers 54, three-bedroom and den suburban townhomes ranging from 1,293 to a spacious 2,584 square feet and priced from the mid \$300,000s. Completed in 2016. Developed by Pacific Hills Developments. Maintenance

fees includes garbage pickup, gardening, management, and snow removal.

Ten Oaks Suburban Townhomes are designed with room to spare and room to grow, with walk-out front or rear yards and parking for as many as four cars. This special new community has been carefully laid out to accommodate oversized parking for RVs, trailers, or boats.

Nearby parks are Willband Creek Park and Saddle Park. Schools nearby are Margaret Stenersen Elementary, Fraser Valley Montessori, Yale Secondary, William A. Fraser Middle School, Abbotsford Christian Middle & Secondary School, and Dr. Thomas A. Swift Elementary. Grocery stores and supermarkets nearby are Choices Markets and Save-On-Foods.

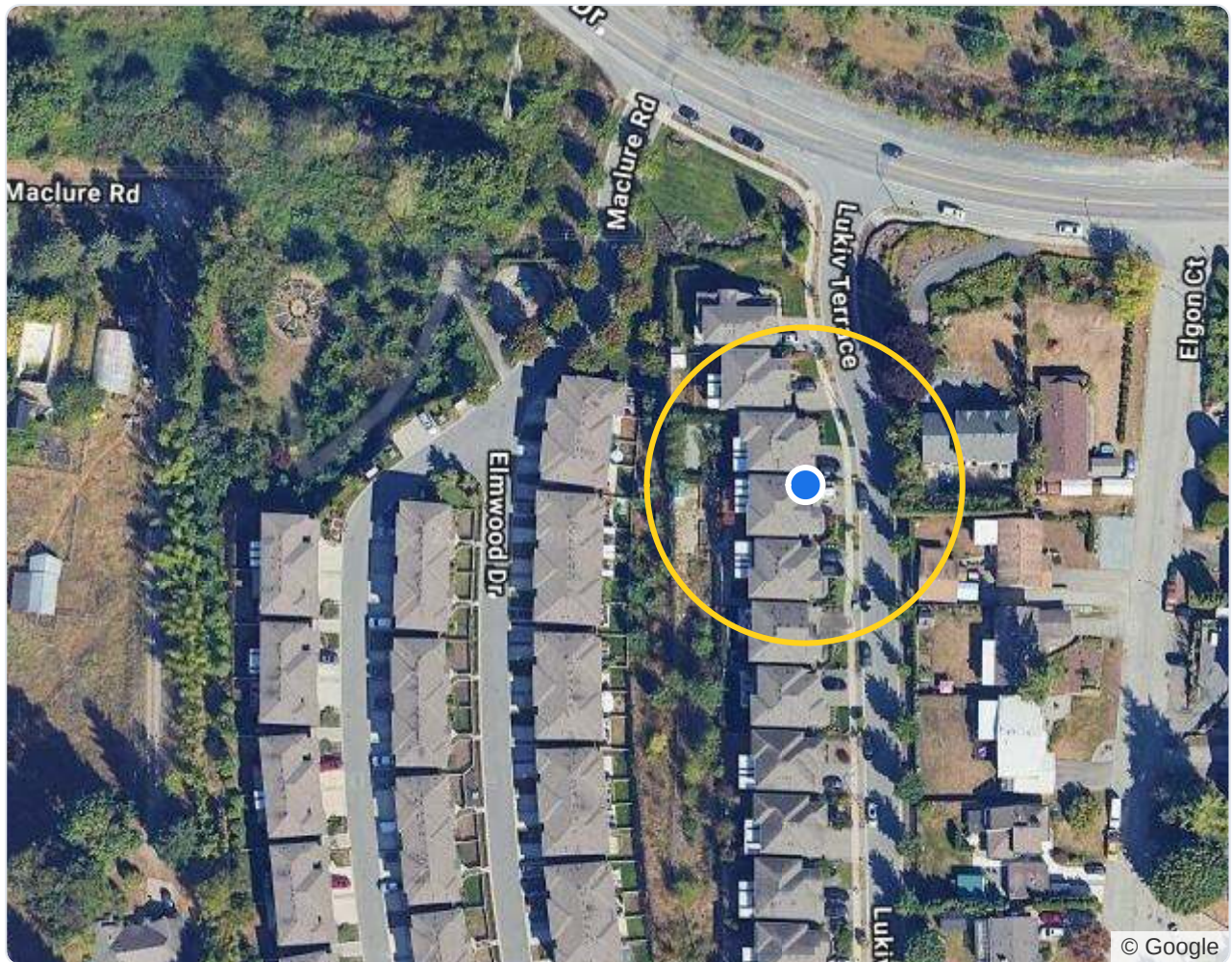
Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Playground | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call