

BUILDING BROCHURE

THE GARDENS - 34909 OLD YALE BUILDING

34909 Old Yale Rd. · Abbotsford, BC V3G 1C4 · Abbotsford East



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2 FOR SALE
FROM \$324,900

5 SOLD · 12 MO
\$320,000–\$405,000



Unit Mix

1 Bedroom

27 units
652 – 906 sf
from \$260,000

2 Bedroom

48 units
915 – 1,013 sf
from \$285,000

For Sale in The Gardens - 34909 Old Yale Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	2 / 2	925 sf	\$431	114 34909 OLD YALE ROAD
\$324,900	1 / 1	835 sf	\$389	1216 34909 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$376,500	2 / 2ba	949 sf	\$397	2026-05-07
\$320,000	1 / 1ba	750 sf	\$427	2026-03-18
\$400,000	2 / 2ba	923 sf	\$433	2026-01-05
\$405,000	2 / 2ba	999 sf	\$405	2025-11-28

Value & Financing

Price Positioning

\$410 /sq ft

Active listings here average **\$410/sf** vs **\$494/sf** across Abbotsford East.

Mortgage Snapshot

\$1,556 /mo

Entry price (from) **\$324,900**
20% down payment **\$64,980**

17% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1980	LEVELS 2	SUITES 160	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3240	MANAGEMENT Campbell Strata Management Ltd

Overview

The Gardens 34909 Old Yale Road, Abbotsford, BC V3G 1C4, Canada . The Gardens located on Old Yale Road and McMillan Road in a convenient neighbourhood of Abbotsford. Built in 1980, The Gardens offers 160 homes that are well maintained and managed by G.C. Management: 604-850-5151. Maintenance fees include garbage pickup, gardening, recreation facility, and management.

This is a prime location just minutes away from Boston Pizza, Save On Foods, Innovative Fitness, Dairy Queen, and Home Depot. Transit and major routes are close by and within walking distance. Features of The Gardens include a workshop, a playground, and an outdoor pool. The Gardens allows 1 pet with restrictions, but no rentals.

Amenities & Features

✓ Pool; Outdoor

Maintenance Fees Include

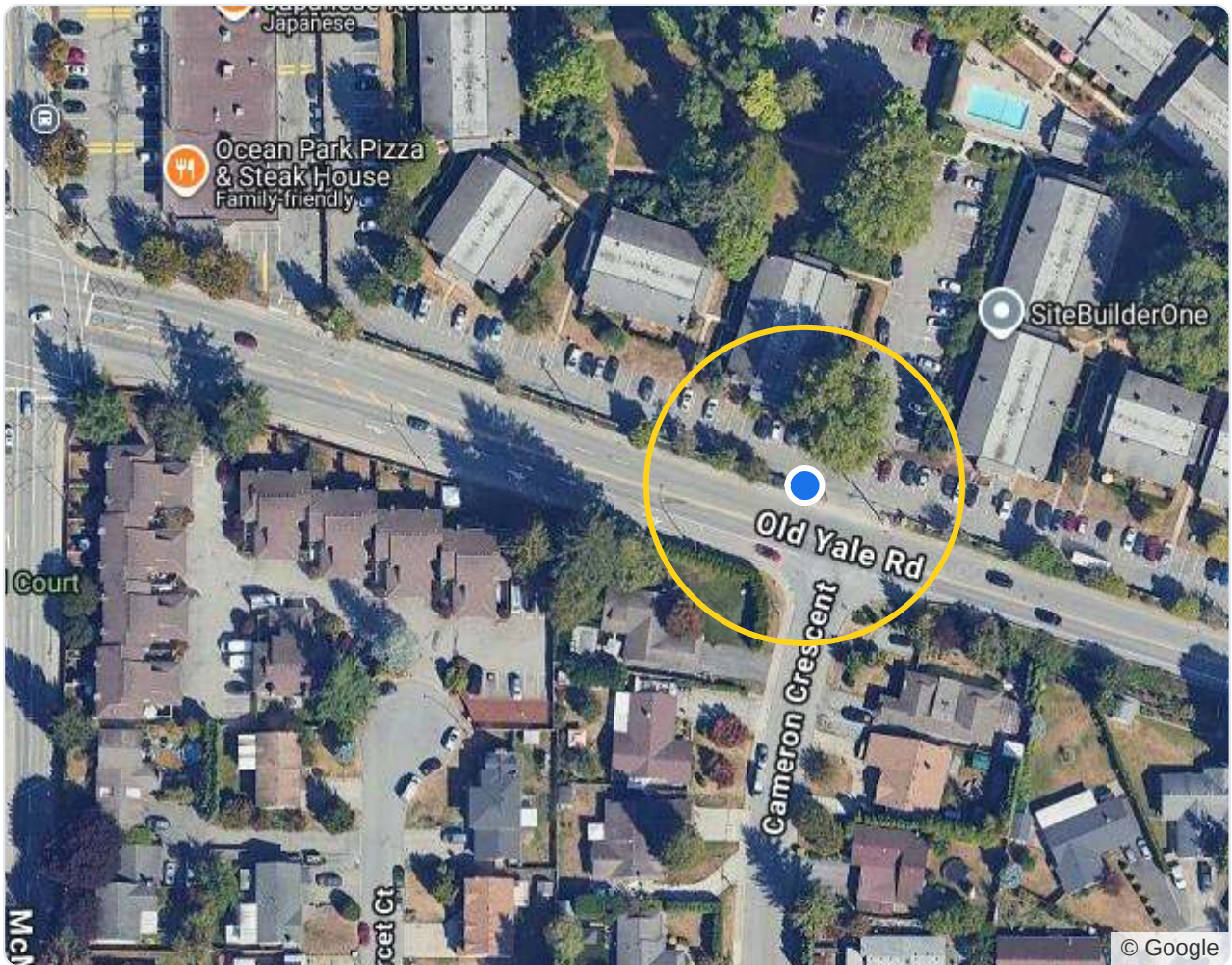
✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Recreation Facility

Location



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