

BUILDING BROCHURE

EAGLES GATE

35298 Marshall Ave. · Abbotsford, BC V3G 0V0 · Abbotsford East



Scan to view online



2 FOR SALE
FROM \$899,900

4 SOLD · 12 MO
\$722,500–\$884,000



Unit Mix

3 Bedroom

15 units
1,698 – 2,227 sf
from \$628,000

4 Bedroom

11 units
1,913 – 2,968 sf
from \$600,000

For Sale in Eagles Gate & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$914,900	4 / 4	2803 sf	\$326	23 35298 MARSHALL ROAD
\$899,900	4 / 4	2768 sf	\$325	26 35298 MARSHALL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$785,000	3 / 4ba	1972 sf	\$398	2026-08-12
\$722,500	3 / 3ba	1698 sf	\$426	2026-07-16
\$884,000	4 / 4ba	2801 sf	\$316	2025-10-07
\$850,000	4 / 4ba	2968 sf	\$286	2025-09-08

Value & Financing

Price Positioning

\$326 /sq ft

Active listings here average **\$326/sf** vs **\$485/sf** across Abbotsford East.

33% below area average

Mortgage Snapshot

\$4,310 /mo

Entry price (from) **\$899,900**

20% down payment **\$179,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 2	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1075	DEVELOPER Noort Homes
MANAGEMENT Associa			

Overview

Eagles Gate - 35298 Marshall Road, Abbotsford, BC, 2 levels, 46 townhouses, completed in 2013, Crossing roads: Marshall Road and Munroe Avenue.

Welcome to Eaglesgate, a new stylish and contemporary development that exudes style, charm and the sense of home for many years to come. Noort Homes has once again delivered another

superior built project that offers exceptional quality, design, and outstanding affordability. Nestled within the 2 acre nature setting of Eaglesgate, each home will offer something for everyone. Attention to detail, finishing, and the effortless flow of our floor plans are evident in all 46 homes presented here. Located in East Abbotsford, Eaglesgate will take you away from the daily routine of life, and cradle you to the sense of home.

Located in the heart of McMillan, Eagles Gate is close to The Clayburn Shopping Plaza including IGA, Rexall Drugs, Rendezvous and Mura Sushi restaurant, Gourmet Art Gallery and Caf, The Abbotsford Recreation Centre, and the Abbotsford Racquet Club. Keeping the needs of the family in mind, the Eagles Gate offers close proximity to some of Abbotsfords finest schools including: Yale Secondary School, Robert Bateman Secondary, Margaret Stenerson French Immersion School, Abbotsford Christian schools, and McMillan Elementary School.

Amenities & Features

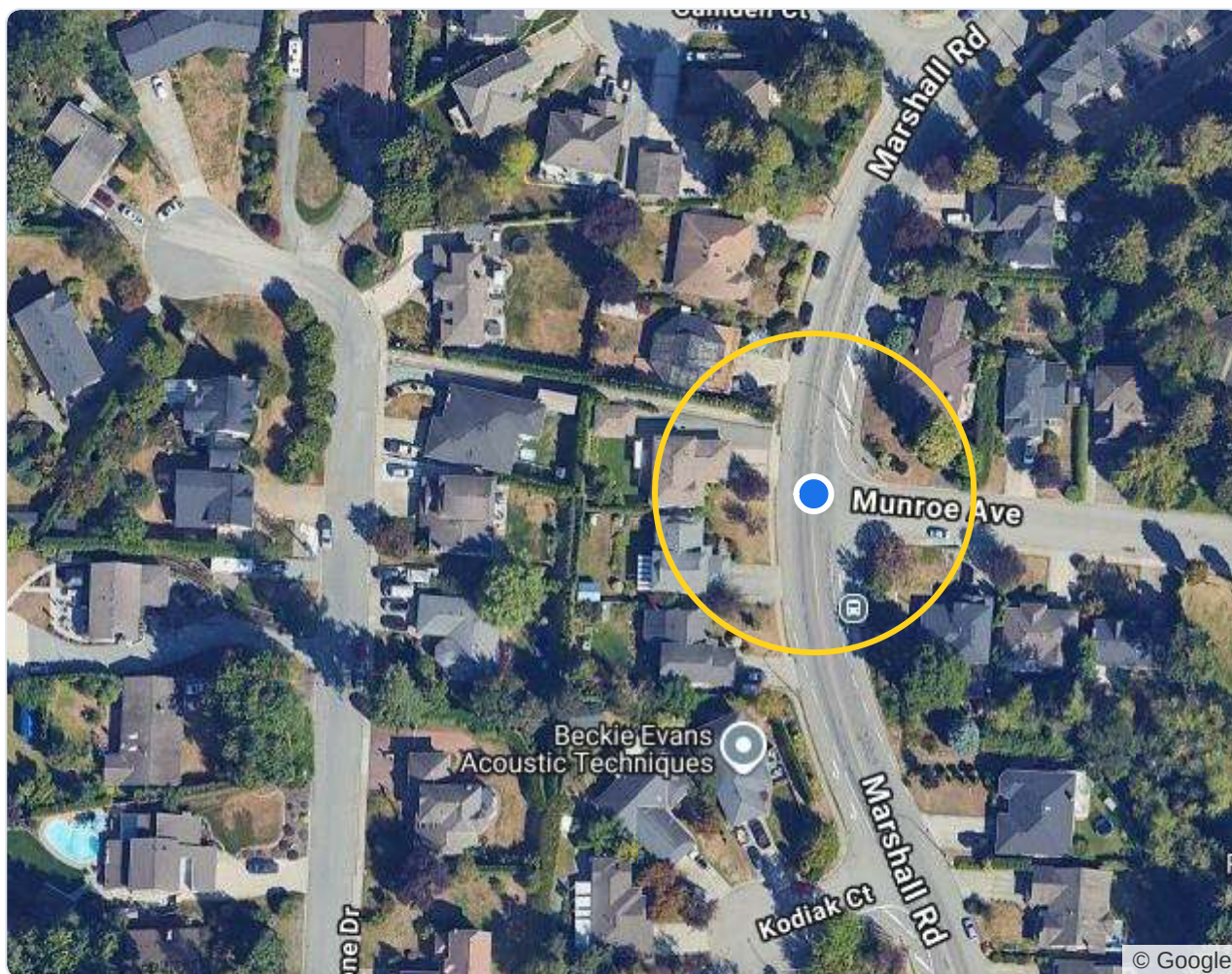
✓ In Suite Laundry

Maintenance Fees Include

✓ 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
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