

BUILDING BROCHURE

LEDGEVIEW VILLAS - 35626 MCKEE BUILDING

35626 McKee Rd. · Abbotsford, BC V3G 2L6 · Abbotsford East



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1 FOR SALE
FROM \$759,000

5 SOLD · 12 MO
\$712,500-\$793,875



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

3 Bedroom 7 units 1,924 – 2,077 sf from \$591,000	4 Bedroom 16 units 2,003 – 2,486 sf from \$630,000	5 Bedroom 1 unit 2,427 – 2,427 sf from \$799,000
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For Sale in Ledgeview Villas - 35626 Mckee Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$759,000	4 / 4	2364 sf	\$321	2 35626 MCKEE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$712,500	4 / 3ba	2003 sf	\$356	2026-06-12
\$760,000	4 / 3ba	2074 sf	\$366	2026-01-30
\$770,000	4 / 4ba	2364 sf	\$326	2026-01-06
\$793,875	4 / 4ba	2364 sf	\$336	2025-12-06

Value & Financing

Price Positioning \$321 /sq ft Active listings here average \$321/sf vs \$454/sf across Abbotsford East. 29% below area average	Mortgage Snapshot \$3,635 /mo Entry price (from) \$759,000 20% down payment \$151,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2009	LEVELS 3	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3141	DEVELOPER Quadra Homes
MANAGEMENT Randall North Real Estate Services Inc			

Overview

Ledgeview Villas - 35626 McKee Road, Abbotsford, BC V3G 2L6, Canada. Strata Plan BCS3141, 3 levels, 44 units, built 2009. Construction details: concrete foundation, wood framing, asphalt roofing, stucco exterior finish. Complex is located moments east of Whatcom Road & McKee Road intersection. For commuters, access to Highway #1 is just a 5 minute drive via Whatcom Road. Complex is family friendly, pet friendly, and rentals allowed.

Each townhome backs on to a lush, private greenbelt where the local deer have a walking trail. These townhomes are all end units as they are a duplex style for your privacy. This new development is right next to the prestigious CPGA Ledgeview Golf Course. No expense has been spared on these units; crown mouldings, granite everywhere, all the possible upgrades are included.

Nearby schools: Prince Charles Elementary, Sandy Hill Elementary (french immersion), Clayburn Middle, Chief Dan George Middle (french immersion), Robert Bateman Secondary

Amenities & Features

✓ None

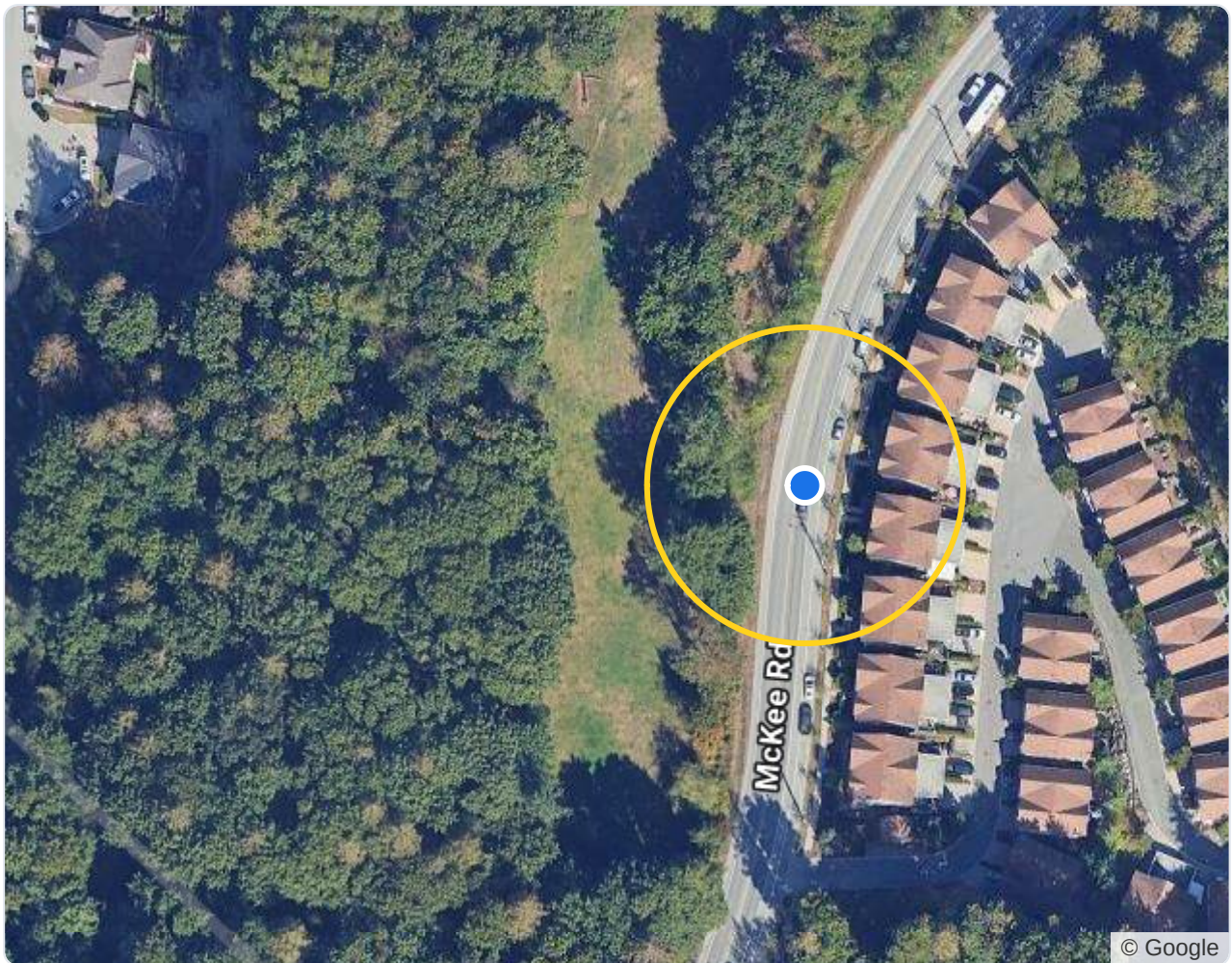
Maintenance Fees Include

✓ Caretaker

✓ Garbage Pickup

✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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



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