

BUILDING BROCHURE

MOUNTAIN VIEW VILLAGE - 36060 OLD YALE BUILDING

36060 Old Yale Rd. · Abbotsford, BC V3G 1E2 · Abbotsford East



4 FOR SALE
FROM \$621,000

5 SOLD · 12 MO
\$620,000–\$667,000



Unit Mix

3 Bedroom

50 units

1,381 – 1,558 sf

from \$479,900

For Sale in Mountain View Village - 36060 Old Yale Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	3 / 3	1477 sf	\$440	76 36060 OLD YALE ROAD
\$649,900	3 / 3	1384 sf	\$470	111 36060 OLD YALE ROAD
\$649,000	3 / 3	1384 sf	\$469	94 36060 OLD YALE ROAD
\$621,000	3 / 3	1417 sf	\$438	18 36060 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$654,000	3 / 3ba	1414 sf	\$463	2026-05-13
\$620,000	3 / 3ba	1431 sf	\$433	2026-04-01
\$635,000	3 / 3ba	1383 sf	\$459	2026-03-18
\$635,000	3 / 3ba	1450 sf	\$438	2026-02-01

Value & Financing

Price Positioning

\$454 /sq ft

Active listings here average **\$454/sf** vs **\$454/sf** across Abbotsford East.

In line with the area

Mortgage Snapshot

\$2,974 /mo

Entry price (from) **\$621,000**

20% down payment **\$124,200**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 2	SUITES 116	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS67	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

Mountain View Village - 36060 Old Yale Road, Abbotsford, BC V3G 1E2, Canada. Strata Plan LMS67. Mountain View Village located on Old Yale Road and Whatcom Road in a convenient neighbourhood of Abbotsford. Built in 1990, Mountain View Village offers 116 homes that are well

maintained and managed by Rancho: 604-855-0010. Maintenance fees include garbage pickup, gardening, recreation facility, and management.

This is a prime location just minutes away from Castle Fun Park, Tim Hortons, White Spot, Save On Foods, Innovative Fitness, Dairy Queen, and Home Depot. Transit and major routes are close by and within walking distance. Features of Mountain View Village include in suite laundry, a playground, and an outdoor pool. Mountain View Village allows rentals and 2 pets with restrictions.

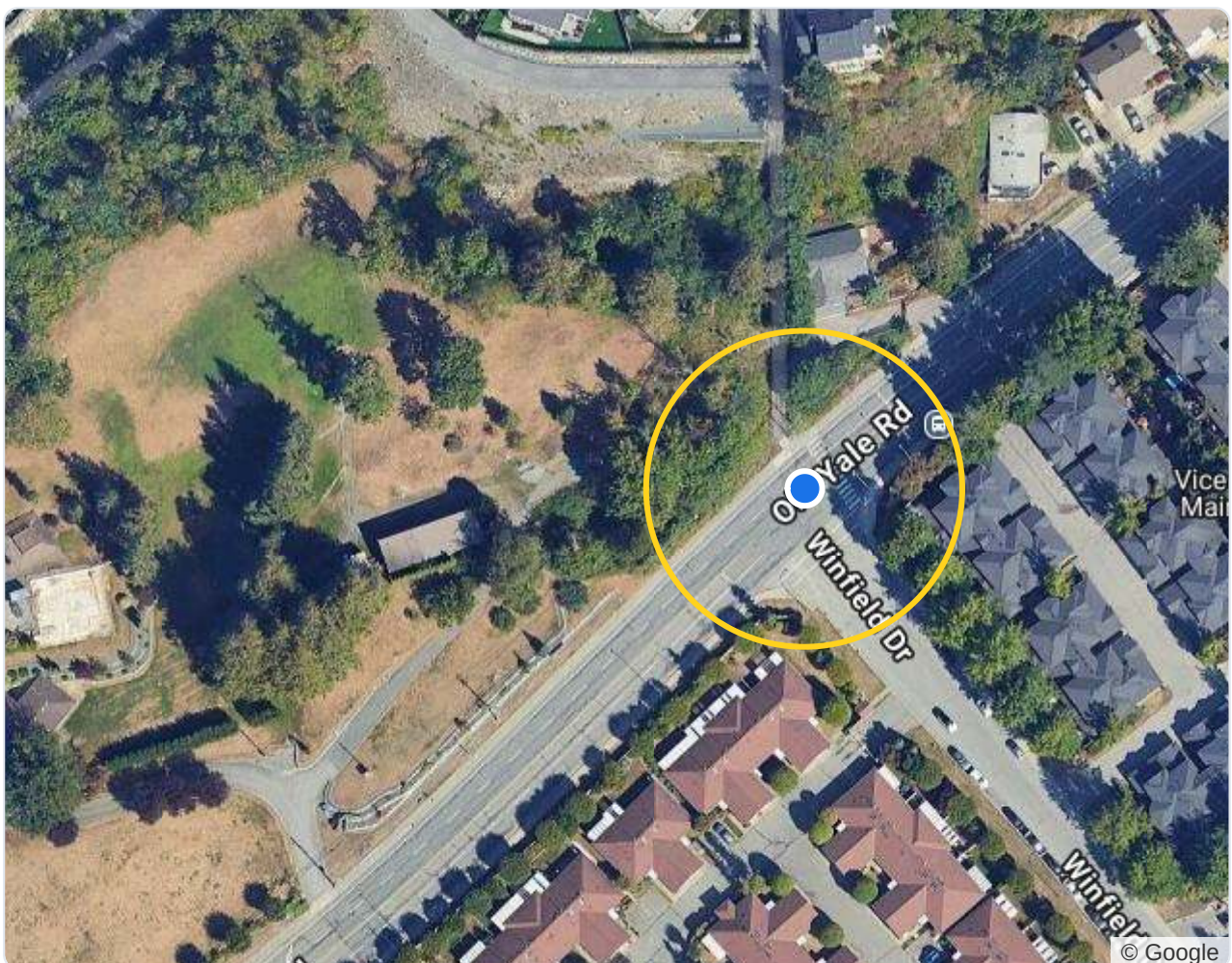
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call