

BRAMBLEWOODS

2963 Nelson Pl. · Abbotsford, BC V2S 7L6 · Central Abbotsford



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2 FOR SALE
FROM \$289,900

2 SOLD · 12 MO
\$410,000–\$430,000



Unit Mix

1 Bedroom

5 units
755 – 795 sf
from \$268,500

2 Bedroom

20 units
1,174 – 1,353 sf
from \$315,000

For Sale in Bramblewoods & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,900	2 / 2	1175 sf	\$340	406 2963 NELSON PLACE
\$289,900	1 / 1	765 sf	\$379	210 2963 NELSON PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$430,000	2 / 2ba	1233 sf	\$349	2026-03-15
\$410,000	2 / 2ba	1185 sf	\$346	2026-03-08
\$372,500	2 / 2ba	1350 sf	\$276	2025-06-21
\$384,000	2 / 2ba	1220 sf	\$315	2025-03-23

Value & Financing

Price Positioning

\$360 /sq ft

Active listings here average **\$360/sf** vs **\$447/sf** across Central Abbotsford.

19% below area average

Mortgage Snapshot

\$1,388 /mo

Entry price (from) **\$289,900**

20% down payment **\$57,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1442	MANAGEMENT Campbell Strata Management Ltd

Overview

Bramblewoods 2963 Nelson Pl, Abbotsford, BC V2S 7X1, Canada LMS1442. Bramblewoods is located on Nelson Place and George Ferguson Way in a convenient neighbourhood of Abbotsford. Built in 1994, Bramblewoods offers 44 homes that are self managed: 604-854-1734. Maintenance fees include a caretaker, garbage pickup, and recreation facility. This is a prime location just minutes away from Boston Pizza, Canadian Tire, London Drugs, Price Smart Foods, and Sevenoaks. Transit and major routes are close by and within walking distance. Features of

Bramblewoods include in suite laundry, and a recreation centre. Restrictions of Bramblewoods include a 55+ age restriction, one pet allowed with restrictions, and no rentals are permitted.››»

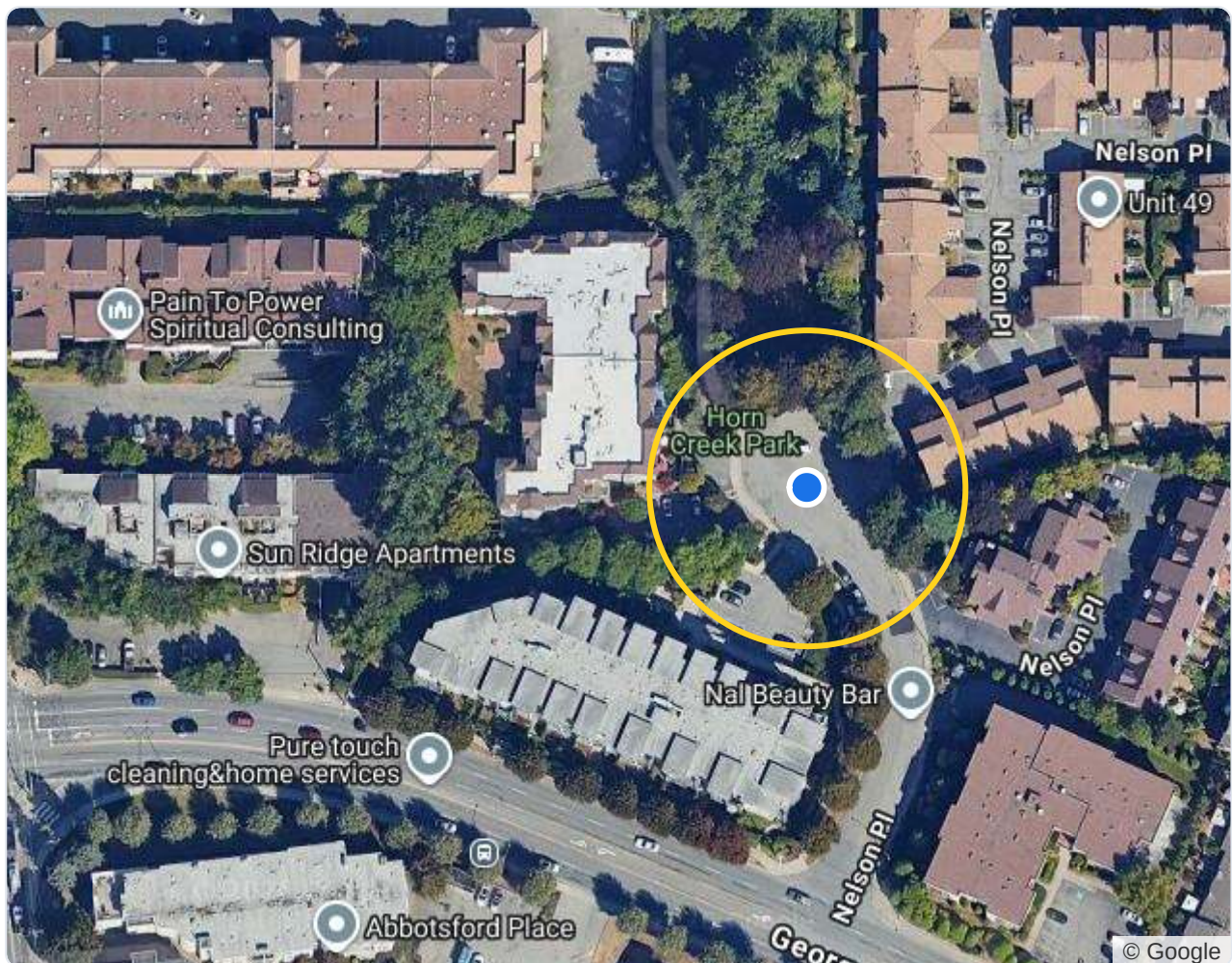
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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