

BUILDING BROCHURE

BRITTEN PROP.

33123 Nelson · Abbotsford, BC V2S 2L6 · Central Abbotsford



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1 FOR SALE
FROM \$348,900



Unit Mix

2 Bedroom

12 units
1,076 – 1,543 sf
from \$269,800

For Sale in Britten Prop. & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$348,900	2 / 2	1185 sf	\$294	13 33123 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$280,000	2 / 2ba	1076 sf	\$260	2025-09-01
\$404,900	2 / 2ba	1380 sf	\$293	2024-07-04
\$410,000	2 / 2ba	1543 sf	\$266	2024-06-02
\$395,000	2 / 2ba	1432 sf	\$276	2023-07-29

Value & Financing

Price Positioning

\$294 /sq ft

Active listings here average \$294/sf vs \$450/sf across Central Abbotsford.

35% below area average

Mortgage Snapshot

\$1,671 /mo

Entry price (from) **\$348,900**

20% down payment **\$69,780**

Rate / amortization **5.24% · 25 yr**

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

CONSTRUCTION Frame	EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3083
MANAGEMENT Campbell Strata Management Ltd			

Overview

Britten Properties - 33123 George Ferguson Way Abbotsford, BC V2S 2L6, NWS3083 - Located in the popular area of Central Abbotsford on George Ferguson Way and Trafalgar Street. This is a

convenient location that is close to transit, shopping, Fraser Valley Regional Library, pharmacy, recreation, Century Park, restaurants, Seven Oaks Shopping Centre and much more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Mission and Langley. Britten properties offers 44 units built in 1989 that are professionally managed. Most homes feature spacious open floor plans, insuite laundry, oversized windows, bay windows, extra storage, cozy fireplaces, mountains views, large covered balconies, private yards and covered parking. This is a well maintained complex with recent updates including a new roof in 2003. Other features include visitor parking, recreation centre, workshop, landscaped greenspace, manicured gardens and a unique waterfall feature. Britten Properties offers comfortable townhome living in a quiet community in Abbotsford - Live here today!

»

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Wheelchair Access |
| ✓ Workshop Detached | |

Maintenance Fees Include

- | | |
|---------------|-------------|
| ✓ Electricity | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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