

BUILDING BROCHURE

CEDAR SPRINGS - 4001 OLD CLAYBURN BUILDING

4001 Old Clayburn Rd. · Abbotsford, BC V3G 1C5 · Abbotsford East



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2 FOR SALE
FROM \$795,000

3 SOLD · 12 MO
\$872,000–\$900,000



Unit Mix

2 Bedroom

17 units
1,444 – 2,746 sf
from \$545,000

3 Bedroom

13 units
2,724 – 3,751 sf
from \$780,000

4 Bedroom

17 units
2,546 – 3,784 sf
from \$659,000

5 Bedroom

1 unit
3,156 – 3,156 sf
from \$1,072,500

For Sale in Cedar Springs - 4001 Old Clayburn Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	2 / 2	1632 sf	\$490	135 4001 OLD CLAYBURN ROAD
\$795,000	2 / 2	1700 sf	\$468	62 4001 OLD CLAYBURN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$872,000	3 / 3ba	2724 sf	\$320	2026-06-25
\$900,000	4 / 3ba	3063 sf	\$294	2026-04-10
\$882,500	4 / 3ba	2766 sf	\$319	2026-04-09
\$670,000	2 / 2ba	1675 sf	\$400	2025-08-05

Value & Financing

Price Positioning

\$479 /sq ft

Active listings here average **\$479/sf** vs **\$480/sf** across Abbotsford East.

Mortgage Snapshot

\$3,807 /mo

Entry price (from) **\$795,000**
20% down payment **\$159,000**

In line with the area

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 2	SUITES 159	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS221	MANAGEMENT Associa

Overview

Cedar Springs - 4001 Old Clayburn Road, Abbotsford, V3G 1C5. Strata No: MLS00221, 2 levels, 159 units, built 1993. Complex located in East Abbotsford at the corner of Old Clayburn Road and Firdale Avenue. Managed by Baywest Property Management. Construction details: concrete foundation, wood framing, wood roofing, stucco exterior finish. Gated complex, no age restrictions and pets ok. Enjoy the beautiful setting offered by this deluxe townhome complex. Spacious clubhouse including indoor pool, exercise room and sauna. Surrounded by plenty of green space and security gate.

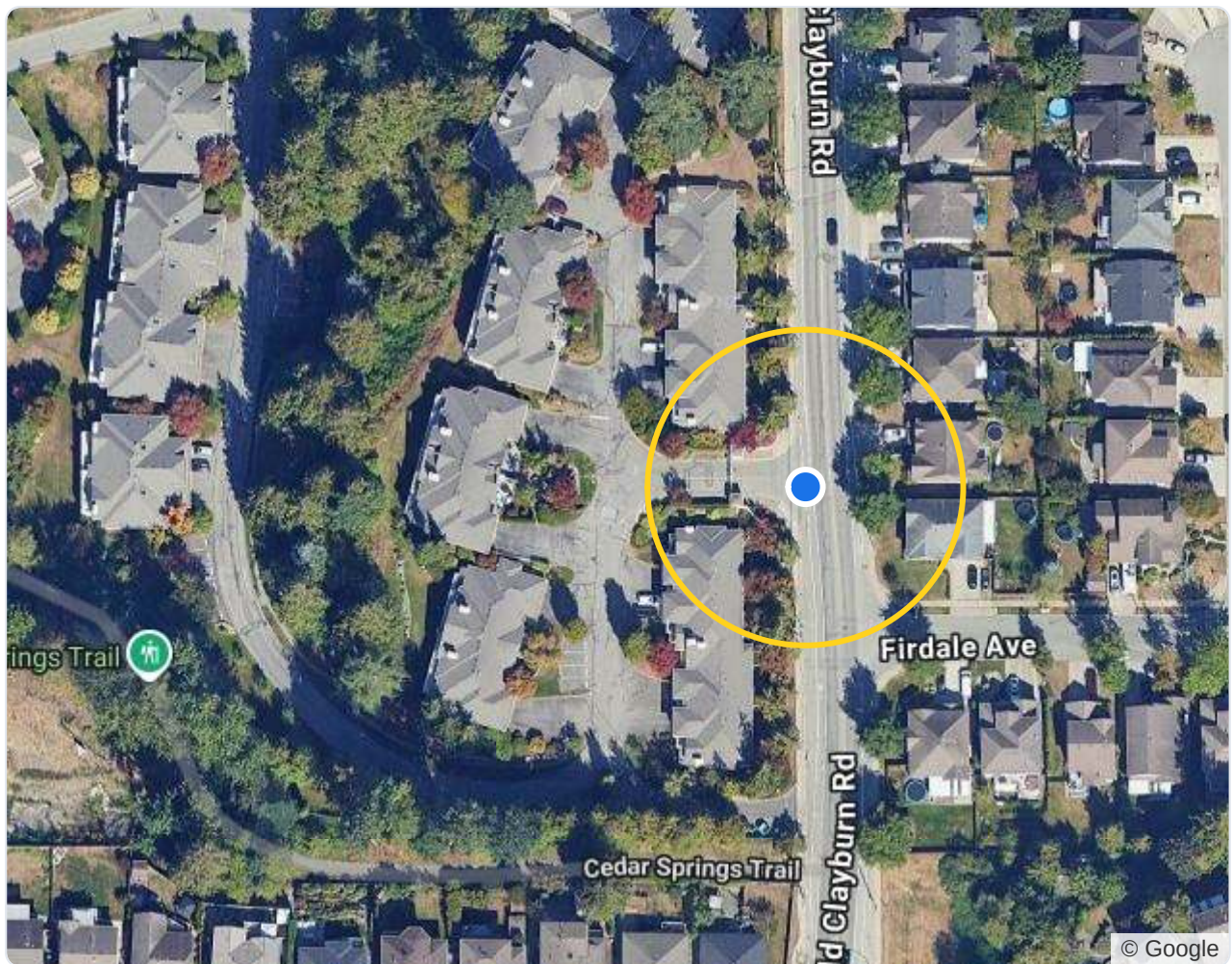
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Indoor

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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