

CLAYBURN ESTATES

3087 Immel St. · Abbotsford, BC V2S 6Z6 · Central Abbotsford



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1 FOR SALE
FROM \$565,000

4 SOLD · 12 MO
\$575,000–\$635,000



Unit Mix

3 Bedroom

37 units
1,600 – 1,733 sf
from \$472,000

4 Bedroom

5 units
1,616 – 1,733 sf
from \$550,000

5 Bedroom

1 unit
1,610 – 1,610 sf
from \$601,000

For Sale in Clayburn Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$565,000	3 / 3	1667 sf	\$339	15 3087 IMMEL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$590,000	3 / 3ba	1649 sf	\$358	2026-05-11
\$575,000	3 / 3ba	1657 sf	\$347	2026-05-10
\$600,000	3 / 3ba	1670 sf	\$359	2026-02-06
\$635,000	4 / 3ba	1733 sf	\$366	2025-09-18

Value & Financing

Price Positioning

\$339 /sq ft

Active listings here average **\$339/sf** vs **\$493/sf** across Central Abbotsford.

31% below area average

Mortgage Snapshot

\$2,706 /mo

Entry price (from)	\$565,000
20% down payment	\$113,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 3	SUITES 80	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3111	MANAGEMENT Teamwork Property Management Ltd

Overview

Clayburn Estates 3087 Immel St, Abbotsford, BC V2S 6Z6, Canada NWS3111. Clayburn Estates is located on Immel Street and Old Clayburn Road in a convenient neighbourhood of Abbotsford. Built in 1990, Clayburn Estates offers 80 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. Maintenance fees include garbage pickup, gardening, and management. This is a prime location just minutes away from Boston Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Features of Clayburn Estates

include a club house, and a playground. Clayburn Estates allows two pets with restrictions, and no rentals. »

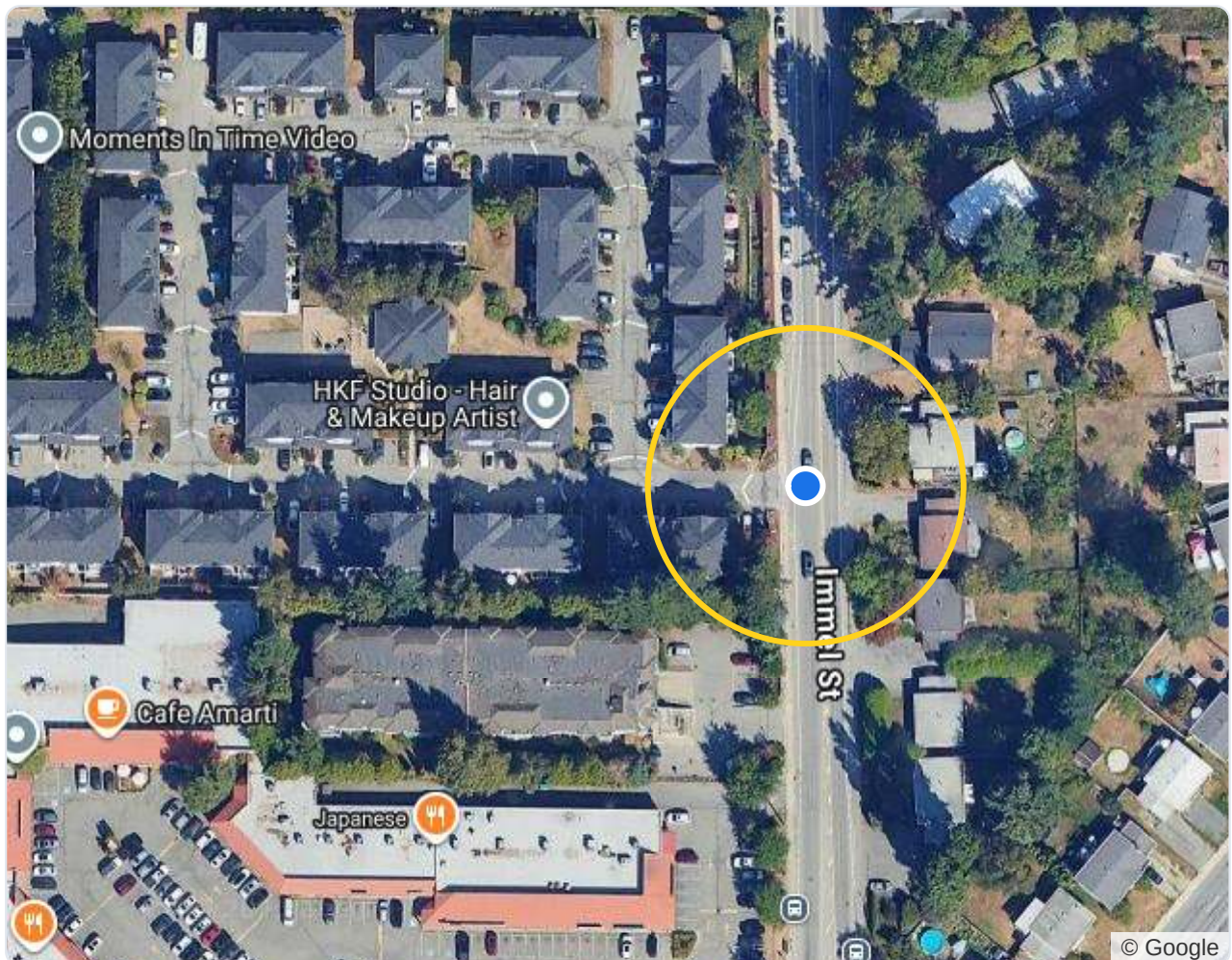
Amenities & Features

- ✓ Club House
- ✓ Playground

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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