

BUILDING BROCHURE

CLOUD CROFT

33464 George Ferguson Way · Abbotsford, BC V2S 2L8 · Central Abbotsford



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2 FOR SALE
FROM \$249,900

12-MO SOLD TREND
70.5

Unit Mix

1 Bedroom

5 units

745 – 969 sf

from \$207,000

2 Bedroom

5 units

940 – 953 sf

from \$244,000

For Sale in Cloud Croft & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$290,000	2 / 1	940 sf	\$309	202 33464 GEORGE FERGUSON WAY
\$249,900	1 / 1	969 sf	\$258	104 33464 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$353,000	2 / 1ba	945 sf	\$374	2025-01-10
\$296,000	1 / 1ba	745 sf	\$397	2024-12-09
\$234,000	1 / 1ba	745 sf	\$314	2024-11-04
\$276,000	2 / 1ba	953 sf	\$290	2023-06-28

Value & Financing

Price Positioning

\$283 /sq ft

Active listings here average **\$283/sf** vs **\$467/sf** across Central Abbotsford.

39% below area average

Mortgage Snapshot

\$1,197 /mo

Entry price (from)	\$249,900
20% down payment	\$49,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1976	LEVELS 3	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS430	

Overview

Cloud Croft 33464 George Ferguson Way, Abbotsford, BC V2S 2L9, Canada NWS430. Cloud Croft is located on George Ferguson Way and Mountview Street in a convenient neighbourhood of Abbotsford. Built in 1976, Cloud Croft offers 18 homes that are well maintained and professionally managed by Campbell: 604-864-0380. Maintenance fees include a caretaker, garbage pickup, hot water, 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 Cloud Croft include elevators, in suite laundry, storage, and a workshop. Cloud Croft has a 45+ age restriction, allows 1 pet with restrictions, and does not allow rentals.

Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Workshop Attached

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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