

BUILDING BROCHURE

CLOUDCROFT MANOR

33464 Nelson · Abbotsford, BC V2S 2L8 · Central Abbotsford



Scan to view online



2 FOR SALE
FROM \$249,900

12-MO SOLD TREND
70.5

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



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 Cloudcroft Manor & 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 **\$464/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.

CONSTRUCTION
Frame

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS430

MANAGEMENT
Homelife Advantage Realty Ltd.

Overview

Cloud Croft Manor - 33464 George Ferguson Way Abbotsford, BC V2S 2L8, NWS430 - Located in the heart of Abbotsford on George Ferguson Way and McCallum Road. This is a convenient location that is close to transit, shopping, Fraser Valley Regional Library, pharmacy, recreation, parks, 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. Cloud Croft Manor offers 18 homes built in 1975 that are professionally managed. Most homes feature spacious floor plans, insuite laundry, cozy fireplaces, bright living spaces, generous sized balconies and more! This is a well maintained building features beautiful landscaping with a gorgeous garden area, secure parking and visitor parking. This is comfortable condo living for the whole family - Live at Cloud Croft Manor today!

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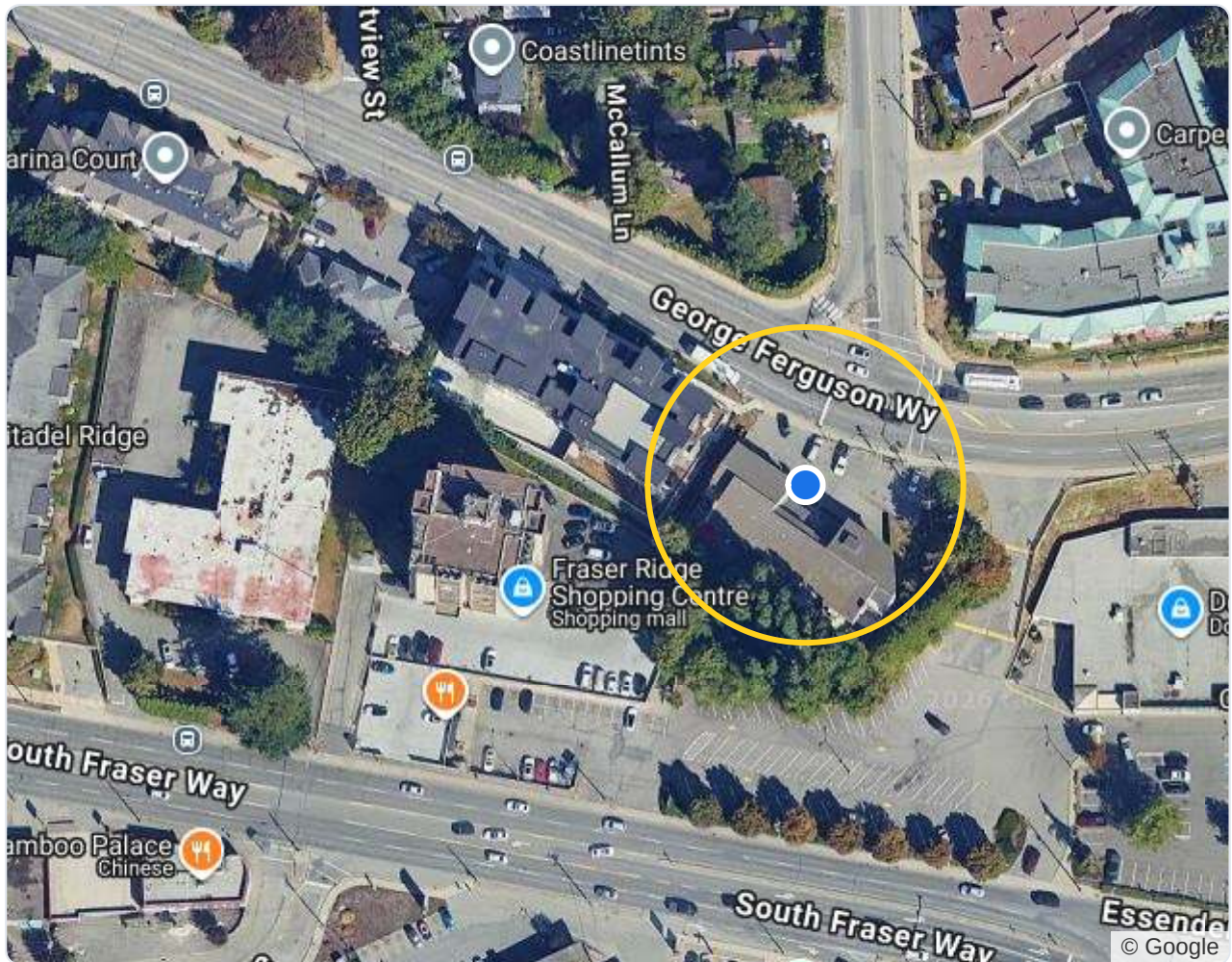
Amenities & Features

- ✓ Wheelchair Access
- ✓ Storage
- ✓ Elevator

Maintenance Fees Include

- ✓ Caretaker
- ✓ Sewer
- ✓ Water
- ✓ Management
- ✓ Snow Removal

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call