

COBBLESTONE

2581 Langdon St. · Abbotsford, BC V2T 7A3 · Abbotsford West



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1 FOR SALE
FROM \$450,000

3 SOLD · 12 MO
\$459,000–\$480,000



Unit Mix

1 Bedroom

10 units
652 – 829 sf
from \$268,000

2 Bedroom

27 units
932 – 1,161 sf
from \$310,000

For Sale in Cobblestone & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$450,000	2 / 2	980 sf	\$459	205 2581 LANGDON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	2 / 2ba	950 sf	\$505	2026-02-09
\$459,000	2 / 2ba	982 sf	\$467	2026-01-29
\$460,000	2 / 2ba	932 sf	\$494	2025-11-25
\$478,000	2 / 2ba	950 sf	\$503	2025-06-28

Value & Financing

Price Positioning

\$459 /sq ft

Active listings here average **\$459/sf** vs **\$419/sf** across Abbotsford West.

10% above area average

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$450,000**

20% down payment **\$90,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 4	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1161	MANAGEMENT Campbell Strata Management Ltd

Overview

Cobblestone - 2581 Langdon St, Abbotsford, BC V2T 3L3, BCS1161. Located on Langdon Street and Street 2 in a convenient neighbourhood of Abbotsford West. Cobblestone built in 2005, offers 68 homes that are well maintained and professionally managed by Campbell Strata: 604-855-9895. This is a prime location just minutes away from BMO Bank of Montreal, Midori Japanese, Clearbrook Town Square, Boston Pizza Clearbrook, Canadian Tire, Price Smart Foods, London Drugs, and Seven Oaks Shopping Centre. Transit and major routes are close by and within walking distance. Maintenance Fees at Cobblestone include garbage pickup, gardening, hot water, and management. Features of Cobblestone include bike storage, in-suite laundry, elevator and wheelchair access. Restrictions of Cobblestone include two pets and rentals with restrictions.

Amenities & Features

✓ Elevator

✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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