

COTTAGE LANE MANOR

33490 Cottage Ln. · Abbotsford, BC V2S 6B8 · Central Abbotsford



Scan to view online



1 FOR SALE
FROM \$249,900

2 SOLD · 12 MO
\$250,000–\$285,000



Unit Mix

1 Bedroom
3 units
884 – 884 sf
from \$250,000

2 Bedroom
18 units
956 – 1,062 sf
from \$216,334

3 Bedroom
1 unit
1,131 – 1,131 sf
from \$345,000

For Sale in Cottage Lane Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$249,900	2 / 1	956 sf	\$261	104 33490 COTTAGE LANE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$250,000	2 / 1ba	1050 sf	\$238	2026-05-21
\$285,000	2 / 1ba	1032 sf	\$276	2025-10-26
\$216,334	2 / 1ba	976 sf	\$222	2025-04-04
\$299,000	2 / 1ba	980 sf	\$305	2024-06-19

Value & Financing

Price Positioning

\$261 /sq ft

Active listings here average **\$261/sf** vs **\$469/sf** across Central Abbotsford.

44% 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 1980	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1491	MANAGEMENT Self Managed

Overview

Cottage Lane Manor 33490 Cottage Ln, Abbotsford, BC V2S 6B8, Canada NWS1491. Cottage Lane Manor is located on Cottage Lane and Mayfair Avenue in a convenient neighbourhood of Abbotsford. Built in 1981, Cottage Lane Manor offers 54 homes that are well maintained and professionally managed by Campbell: 604-864-0380. Maintenance fees include garbage pickup, gardening, heat, and hot water. Features of Cottage Lane Manor include a club house, and in suite laundry. Cottage Lane Manor has a 40+ age restriction, and does not allow pets or rentals.

This is a prime location just minutes away from Gladwin Park, 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.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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