

BUILDING BROCHURE

EDEN COURT

3348 Mt Lehman Rd. · Abbotsford, BC V4X 2M9 · Abbotsford West



Scan to view online



1 SOLD · 12 MO
\$645,000–\$645,000



Unit Mix

2 Bedroom

6 units

1,368 – 1,792 sf

from \$639,900

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,000	2 / 2ba	1368 sf	\$471	2026-05-25
\$807,000	2 / 2ba	1587 sf	\$509	2025-05-13
\$862,500	2 / 2ba	1792 sf	\$481	2025-03-11
\$840,000	2 / 2ba	1575 sf	\$533	2023-10-11

YEAR BUILT 2007	LEVELS 1	SUITES 15	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2347	MANAGEMENT Gc Management (1991) Ltd

Overview

Eden Court - 3348 Mt Lehman Road Abbotsford, BC V4X 2M9, BCS2347 - Located in a quiet neighbourhood in West Abbotsford on Mt Lehman Road and Sandpiper Drive. Eden Court is a smaller complex that offers 15 unique townhomes built in 2007 that are professionally managed by Teamwork 604-854-1734. This is a convenient location close to transit, schools at all levels, IGA, Starbucks, Price Smart Foods, London Drugs, Clearbrook Town Square, Seven Oaks Shopping Centre, medical services and much more! Direct access to highways allows an easy commute to downtown Vancouver, Surrey, Langley and other surrounding destinations. These deluxe rancher style townhomes feature two bedrooms, crown mouldings, 10' ceilings in living room and entrance, air conditioning, high efficiency heat pump, a cozy stone fireplace, heated crawl space, full kitchen appliances, maple kitchen cabinets and ensuite laundry. The large master bedroom has a spacious walk-in closet, soaker tub, shower and heated floors in the ensuite. Residents can enjoy their private fenced yards and patio areas that are great for entertainment and relaxing and have a spacious garage with additional parking out on the driveway. Other complex features include built-in vacuum systems in each home, security systems, a tennis court, wheelchair access, a secure gated entrance and ample visitor parking. Eden Court is an adult oriented community with a 40+ age restriction. Pets and rentals are allowed with restrictions. Eden Court offers comfortable and luxury townhomes living at its best! Live here today!

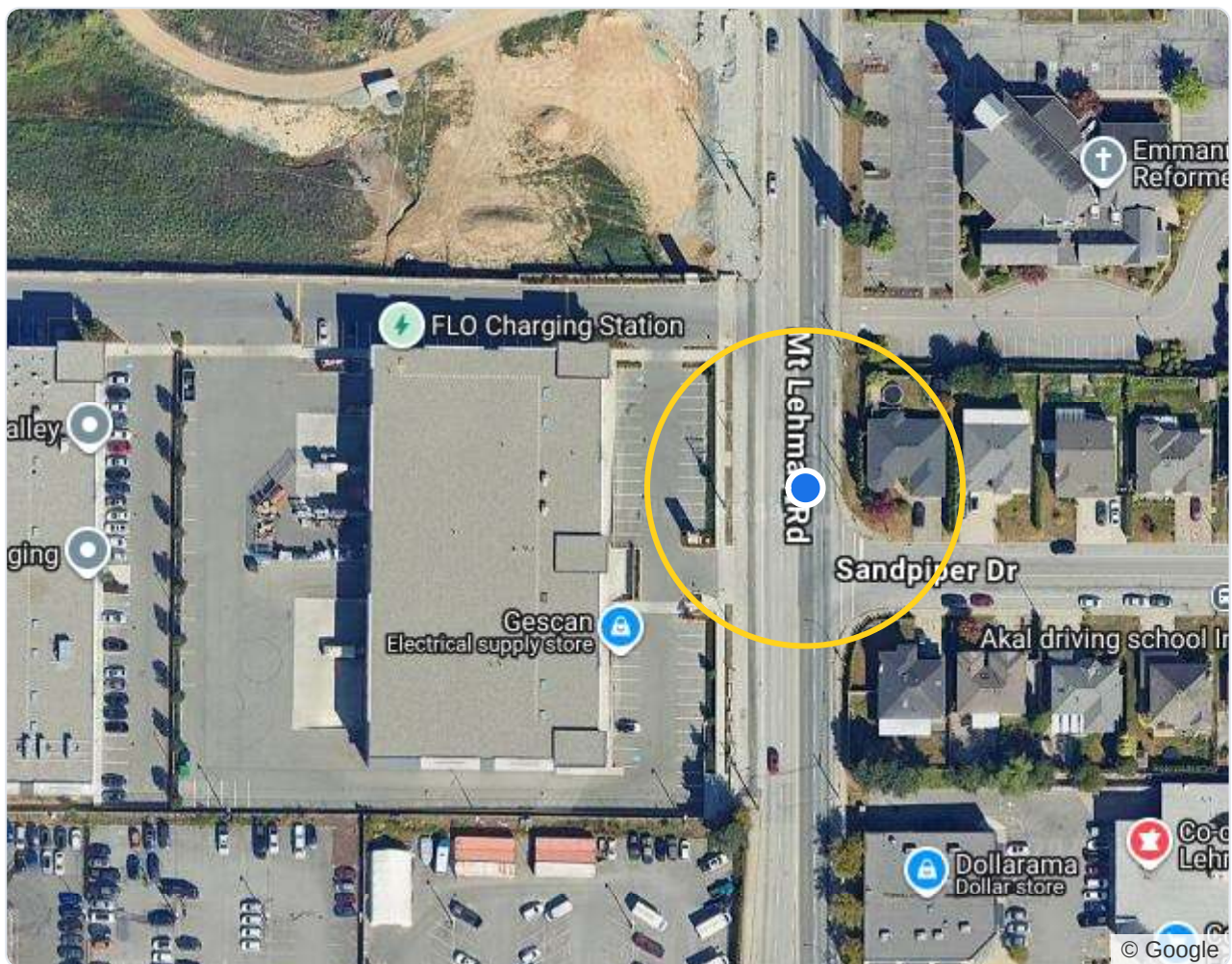
Amenities & Features

- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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