

BUILDING BROCHURE

FAIRVIEW MANOR

32885 George Ferguson Way · Abbotsford, BC V2S 7X1 · Central Abbotsford



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3 FOR SALE
FROM \$239,900

1 SOLD · 12 MO
\$260,000-\$260,000



Unit Mix

2 Bedroom

17 units

866 – 1,032 sf

from \$181,000

For Sale in Fairview Manor & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$310,000	2 / 1	941 sf	\$329	306 32885 GEORGE FERGUSON WAY
\$289,900	2 / 1	896 sf	\$324	208 32885 GEORGE FERGUSON WAY
\$239,900	2 / 1	896 sf	\$268	104 32885 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$260,000	2 / 1ba	881 sf	\$295	2026-06-17
\$405,000	2 / 1ba	866 sf	\$468	2024-06-13
\$360,000	2 / 1ba	911 sf	\$395	2023-04-19
\$265,000	2 / 1ba	908 sf	\$292	2023-03-17

Value & Financing

Price Positioning

\$307 /sq ft

Active listings here average **\$307/sf** vs **\$447/sf** across Central Abbotsford.

31% below area average

Mortgage Snapshot

\$1,149 /mo

Entry price (from)	\$239,900
20% down payment	\$47,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1983	LEVELS 3	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1670	MANAGEMENT Campbell Strata Management Ltd

Overview

Fairview Manor 32885 George Ferguson Way, Abbotsford, BC V2S 6G9, Canada NWS1670. Fairview Manor is located on George Ferguson Way and Nelson Place in a convenient neighbourhood of Abbotsford. Built in 1983, Fairview Manor offers 30 homes that are well maintained and professionally managed by Campbell Property Management: 604-864-0380. Maintenance fees include cable, heat, hot water, garbage pickup, 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 Fairview Manor include secure underground parking, elevators, in suite laundry, storage, and wheelchair access. Fairview Manor has a 45+ age restriction and does not allow pets or rentals.

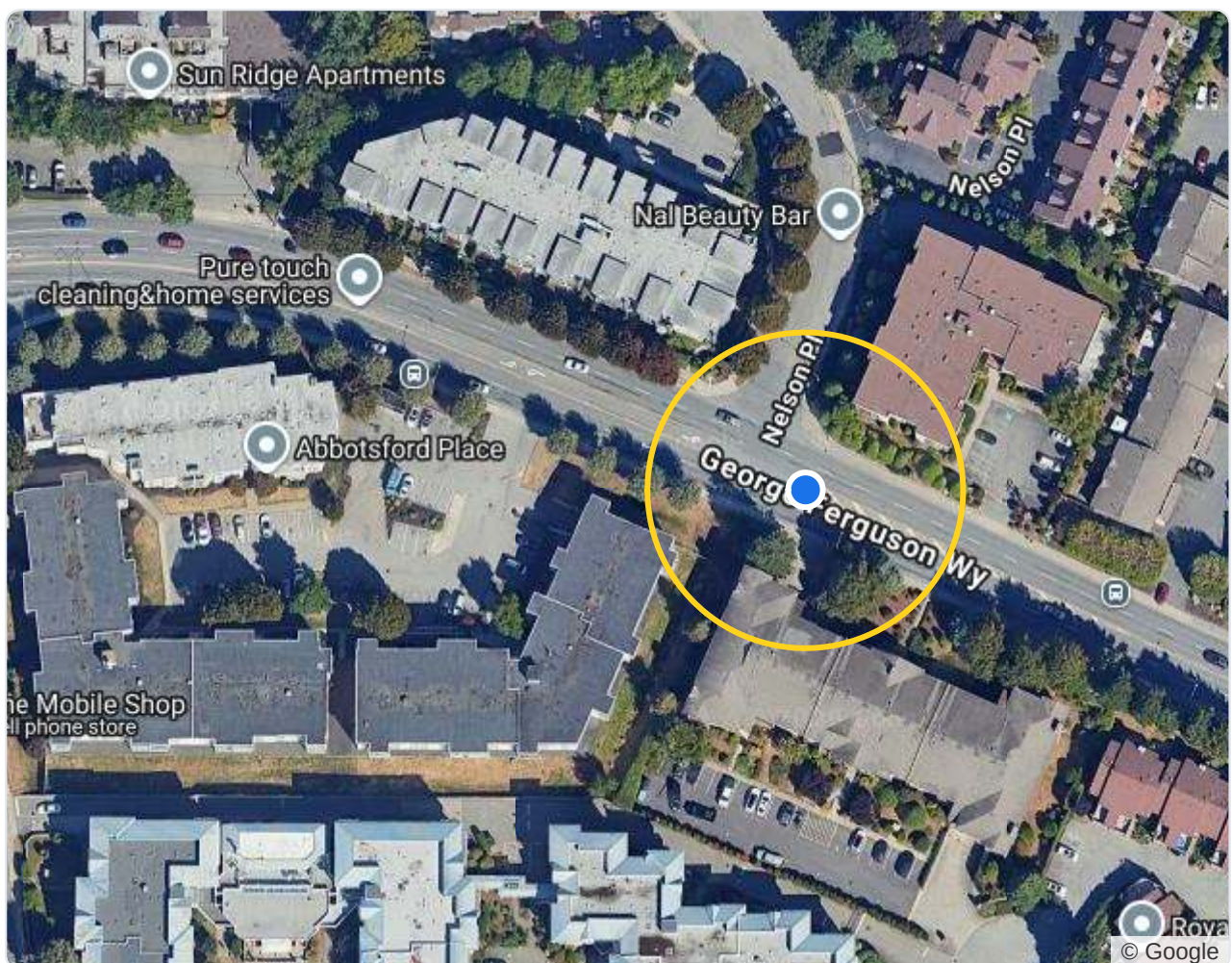
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Storage

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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