

BUILDING BROCHURE

FERNWOOD MANOR - 31850 UNION BUILDING

31850 Union Ave. · Abbotsford, BC V2T 4V2 · Abbotsford West



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5 FOR SALE
FROM \$219,900

2 SOLD · 12 MO
\$235,000-\$240,000

12-MO SOLD TREND
-24.2

A line graph showing the 12-month sold trend. The line starts at a high point, dips, then rises and fluctuates, ending at a lower point than it started.

Unit Mix

2 Bedroom

22 units
908 – 1,069 sf
from \$219,900

3 Bedroom

2 units
1,166 – 1,197 sf
from \$239,900

For Sale in Fernwood Manor – 31850 Union Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$259,000	2 / 2	1069 sf	\$242	114 31850 UNION AVENUE
\$240,000	2 / 1	1000 sf	\$240	320 31850 UNION AVENUE
\$239,900	3 / 2	1197 sf	\$200	217 31850 UNION AVENUE
\$225,000	2 / 1	1043 sf	\$216	316 31850 UNION AVENUE
\$219,900	2 / 1	1009 sf	\$218	211 31850 UNION AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$235,000	2 / 1ba	1002 sf	\$235	2026-06-06
\$240,000	2 / 1ba	1011 sf	\$237	2026-01-31
\$297,000	2 / 2ba	1008 sf	\$295	2024-09-27
\$272,000	2 / 1ba	909 sf	\$299	2024-09-05

Value & Financing

Price Positioning

\$223 /sq ft

Active listings here average \$223/sf vs \$447/sf across Abbotsford West.

50% below area average

Mortgage Snapshot

\$1,053 /mo

Entry price (from) **\$219,900**

20% down payment **\$43,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1987

LEVELS
3

SUITES
61

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS2472

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

Fernwood Manor- 31850 Union Ave, Abbotsford, BC V2T 4V2, NWS2472. Located on Union Avenue and Countess Street in a convenient neighbourhood of Abbotsford West. Fernwood Manor built in 1987, offers 60 homes that are well maintained and professionally managed Teamwork: 604-854-1734. This is a prime location just minutes away from Valley Sleep Centre & Furniture Gallery, Dairy Queen, Midori Japanese, Clearbrook Plaza, BMO Bank of Montreal, and Dorrick Park Elementary. Transit and major routes are close by and within walking distance. Maintenance Fees at Fernwood Manor include caretaker, electricity, garbage pickup, gardening, heat, hot water, management, and recreation facility. Features of Fernwood Manor include elevator, recreation centre, in-suite laundry. Restrictions of Fernwood Manor include 55+ age restriction, no pets and no rentals.›»

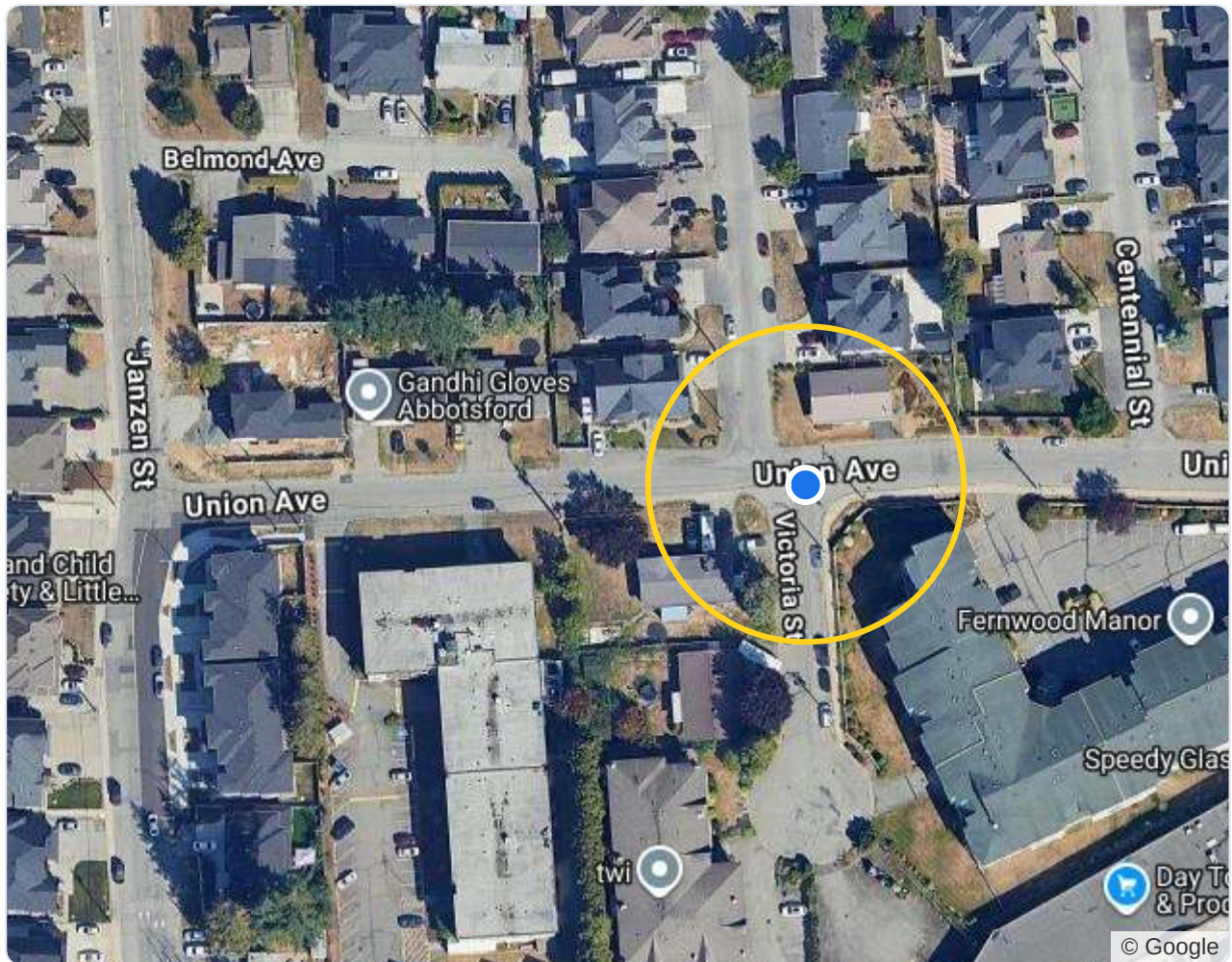
Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Workshop Attached

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Electricity
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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