

FOREST EDGE - 3380 GLADWIN BUILDING

3380 Gladwin Rd. · Abbotsford, BC V2S 7G1 · Central Abbotsford



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3 FOR SALE
FROM \$365,000

2 SOLD · 12 MO
\$370,000–\$409,000



Unit Mix

2 Bedroom

13 units
1,170 – 1,348 sf
from \$324,900

3 Bedroom

7 units
1,685 – 2,397 sf
from \$375,000

For Sale in Forest Edge - 3380 Gladwin Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$589,900	3 / 3	2151 sf	\$274	47 3380 GLADWIN ROAD
\$375,500	2 / 2	1240 sf	\$303	38 3380 GLADWIN ROAD
\$365,000	2 / 2	1258 sf	\$290	#30 3380 GLADWIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$409,000	2 / 2ba	1335 sf	\$306	2026-04-08
\$370,000	2 / 2ba	1296 sf	\$285	2026-03-04
\$513,000	3 / 3ba	2166 sf	\$237	2024-11-15
\$450,000	2 / 2ba	1170 sf	\$385	2024-08-10

Value & Financing

Price Positioning

\$289 /sq ft

Active listings here average **\$289/sf** vs **\$440/sf** across Central Abbotsford.

34% below area average

Mortgage Snapshot

\$1,748 /mo

Entry price (from)	\$365,000
20% down payment	\$73,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 2	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS162	MANAGEMENT Campbell Strata Management Ltd

Overview

Forest Edge 3380 Gladwin Rd, Abbotsford, BC V2S 7G1, Canada LMS00162. Forest Edge is located on Gladwin Road and Chehalis Drive in a convenient neighbourhood of Abbotsford. Built in 1992, Forest Edge offers 48 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. Maintenance fees include a caretaker, gardening, garbage pickup, management, and recreation facility.

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 Forest Edge include in suite laundry, and a recreation centre. Forest Edge has a 35+ age restriction, allows one pet with restrictions, and does not allow rentals.❯»¿

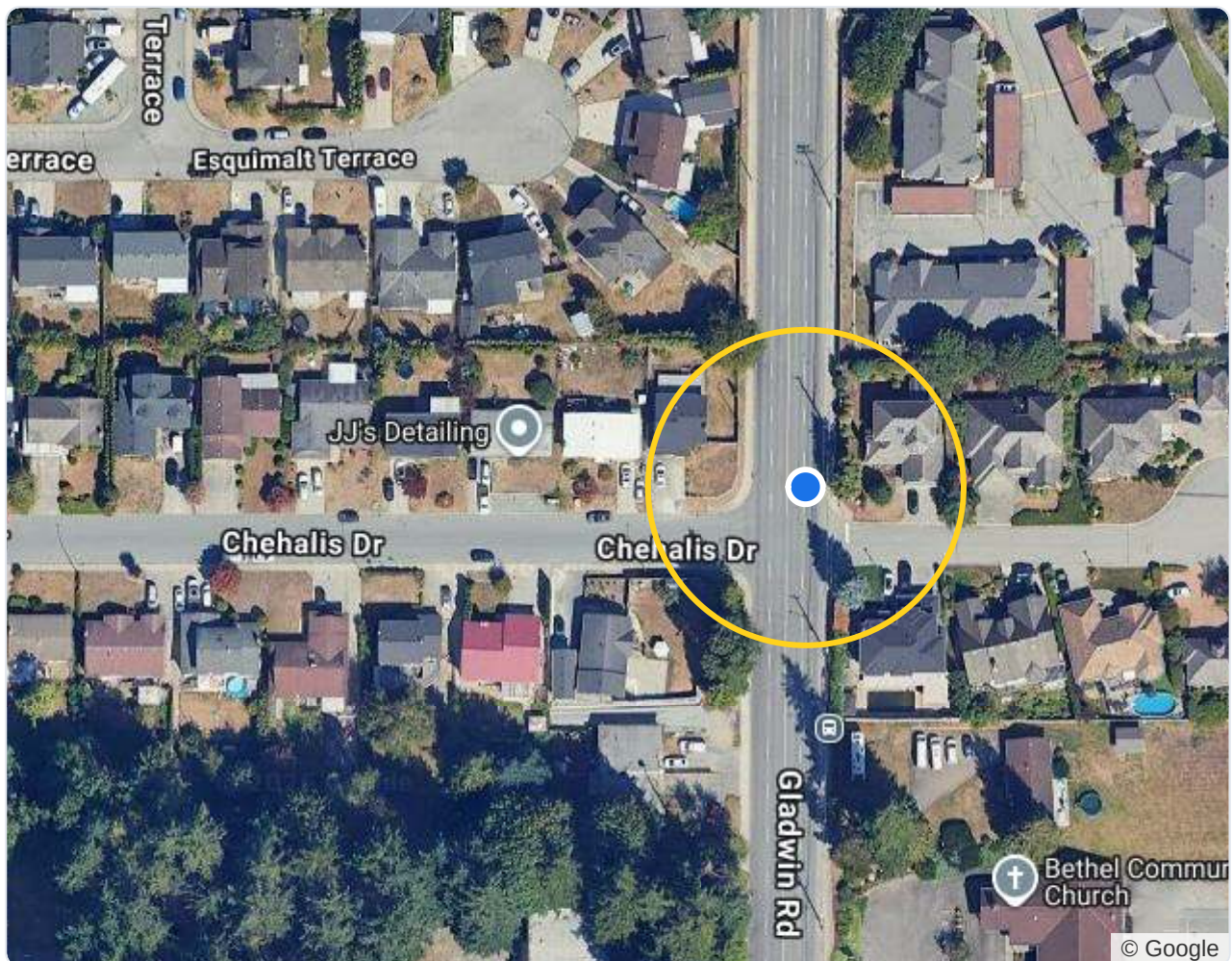
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Workshop Detached

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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