

KING'S GATE

36260 Mckee Rd. · Abbotsford, BC V3G 0A9 · Abbotsford East



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2 FOR SALE
FROM \$889,000

6 SOLD · 12 MO
\$755,000–\$872,000



Unit Mix

2 Bedroom

18 units
2,248 – 2,446 sf
from \$615,000

3 Bedroom

4 units
2,581 – 2,740 sf
from \$875,000

4 Bedroom

12 units
2,648 – 2,754 sf
from \$667,500

For Sale in King's Gate & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,900	4 / 4	2682 sf	\$336	44 36260 MCKEE ROAD
\$889,000	4 / 3	2754 sf	\$323	46 36260 MCKEE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$772,500	2 / 3ba	2374 sf	\$325	2026-06-01
\$755,000	2 / 3ba	2248 sf	\$336	2026-04-15
\$785,000	2 / 3ba	2251 sf	\$349	2026-04-04
\$815,000	4 / 4ba	2749 sf	\$296	2026-03-18

Value & Financing

Price Positioning

\$329 /sq ft

Active listings here average **\$329/sf** vs **\$459/sf** across Abbotsford East.

28% below area average

Mortgage Snapshot

\$4,258 /mo

Entry price (from) **\$889,000**

20% down payment **\$177,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 3	SUITES 67	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1839	MANAGEMENT Campbell Strata Management Ltd

Overview

King's Gate - 36260 McKee Road Abbotsford, BC V2G 0A9, BCS1839 - Locaed in a private setting in East Abbotsford on McKee Road and Sumas Mountain Road. King's Gate offers 67 beautiful townhomes built in 2006 that are professionally managed by Campbell 604-864-0380. This location is within minutes to transit, Save-on-Foods, Wal-mart, restaurants, medical services, community centre, recreation, golf courses, walking trails and more! Direct access to highways allows an easy commute to downtown Vancouver, Langley, Surrey and other surrounding destinations. Most

homes feature three levels, spacious floor plans, 9' ceilings, crown mouldings, hardwood floors, insuite laundry, cozy floor to ceilings fireplace, over sized windows, private backyards with patio areas and balconies that boast gorgeous mountain views. Residents have a spacious double garage with additional parking in the driveway. King's Gate is located on Sumas Mountain in a private and gated townhome complex that backs onto a greenbelt and is across the street from Ledgeview Golf and Country Club. Other features include access to walking trails, beautifully landscaped grounds, RV parking and visitor parking. This community welcomes all ages, is pet friendly and rentals are allowed with restrictions. These prestigious homes offer comfortable living surrounded by tranquil greenbelts and scenic views - Live at King's Gate!

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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