

BUILDING BROCHURE

LAKEWOOD GARDENS

2491 Gladwin Rd. · Abbotsford, BC V2T 3N8 · Abbotsford West



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3 FOR SALE
FROM \$324,900

3 SOLD · 12 MO
\$385,000–\$395,000



Unit Mix

2 Bedroom

19 units

1,065 – 1,283 sf

from \$246,000

For Sale in Lakewood Gardens & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$424,900	2 / 2	1251 sf	\$340	307 2491 GLADWIN ROAD
\$325,000	2 / 2	1109 sf	\$293	201 2491 GLADWIN ROAD
\$324,900	2 / 2	1076 sf	\$302	205 2491 GLADWIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	1234 sf	\$320	2026-03-25
\$385,000	2 / 2ba	1283 sf	\$300	2026-02-18
\$385,000	2 / 2ba	1277 sf	\$301	2025-11-07
\$420,000	2 / 2ba	1268 sf	\$331	2024-04-10

Value & Financing

Price Positioning

\$312 /sq ft

Active listings here average **\$312/sf** vs **\$434/sf** across Abbotsford West.

28% below area average

Mortgage Snapshot

\$1,556 /mo

Entry price (from)	\$324,900
20% down payment	\$64,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2982	

Overview

Lakewood Gardens 2491 Gladwin Rd, Abbotsford, BC V2T 3N8, Canada NWS2982. Lakewood Gardens is located on Gladwin Road and Peardonville Road in a convenient neighbourhood of Abbotsford. Built in 1989, Lakewood Gardens offers 39 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. Maintenance fees include heat, hot water, and management. This is a prime location just minutes away from Canadian Tire, Boston Pizza,

Price Smart Foods, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Features of Lakewood Gardens include an exercise centre, a guest suite, in suite laundry, and a recreation centre. Restrictions of Lakewood Gardens include a 55+ age restrictions, no pets, and no rentals. »

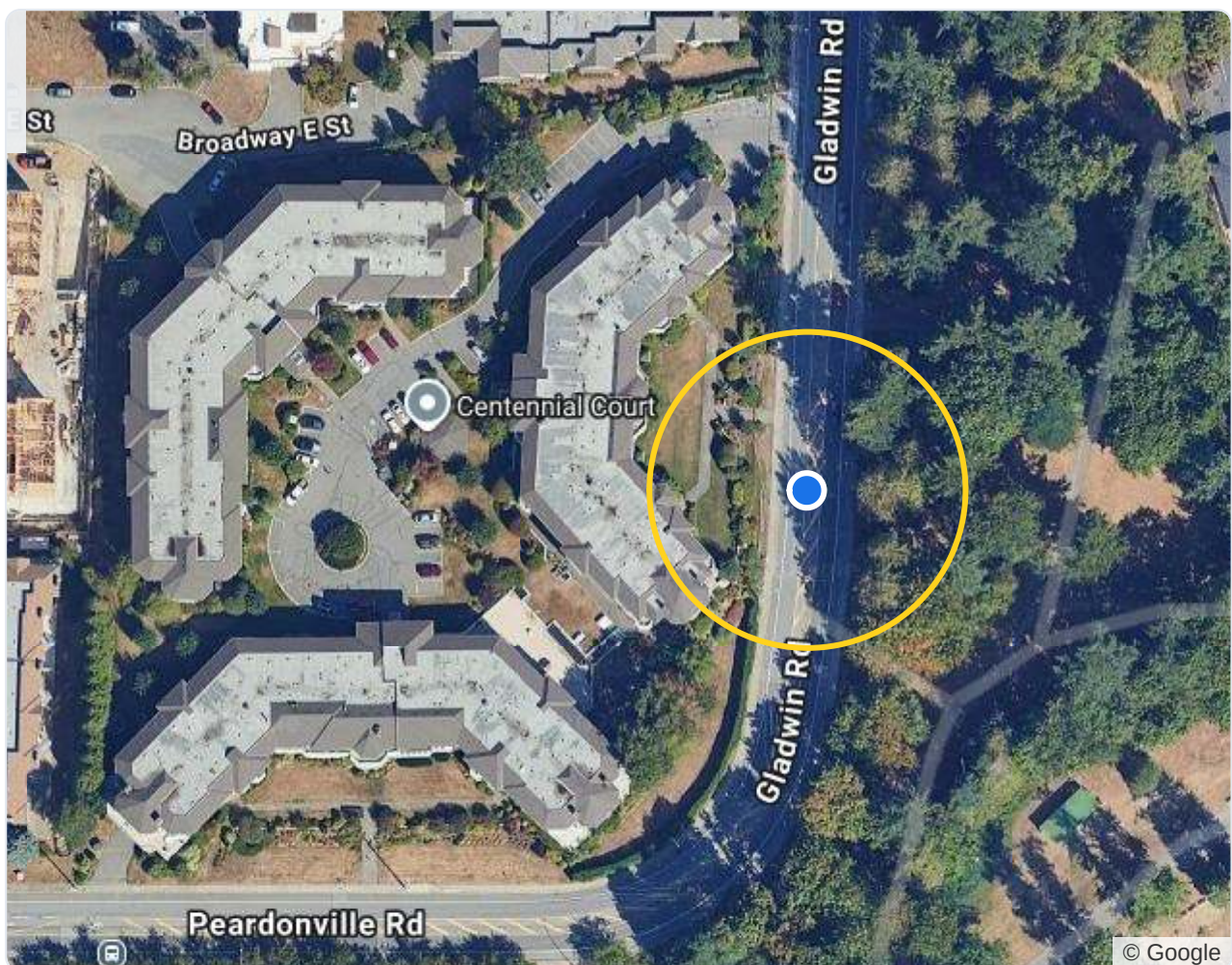
Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Snow Removal

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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