

MONIQUE PLACE

33682 Marshall Rd. · Abbotsford, BC V2S 1L1 · Central Abbotsford



Scan to view online



2 FOR SALE
FROM \$399,000

12-MO SOLD TREND
10.4

Unit Mix

2 Bedroom

8 units

1,227 – 1,287 sf

from \$326,000

For Sale in Monique Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	2 / 2	1228 sf	\$325	12 33682 MARSHALL ROAD
\$399,000	2 / 2	1227 sf	\$325	8 33682 MARSHALL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$360,000	2 / 2ba	1227 sf	\$293	2025-06-30
\$411,000	2 / 2ba	1227 sf	\$335	2023-09-16
\$410,000	2 / 2ba	1253 sf	\$327	2022-09-21
\$425,000	2 / 2ba	1287 sf	\$330	2022-09-07

Value & Financing

Price Positioning

\$325 /sq ft

Active listings here average **\$325/sf** vs **\$473/sf** across Central Abbotsford.

31% below area average

Mortgage Snapshot

\$1,911 /mo

Entry price (from)	\$399,000
20% down payment	\$79,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 3	SUITES 12	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS701	MANAGEMENT Campbell Strata Management Ltd

Overview

Monique Place 33682 Marshall Rd, Abbotsford, BC V2S 3N4, Canada LMS00701. Monique Place is located on Marshall Road and McCallum Road in a convenient neighbourhood of Abbotsford. Built in 1993, Monique Place offers 12 homes that are well maintained and professionally managed by Campbell Management: 604-864-0380. Maintenance fees include garbage pickup, gardening, gas, and management.

This is a prime location just minutes away from Little Japan Sushi, 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 Monique Place include elevators, and in suite laundry. Monique Place allows one pet with restrictions and allows rentals.

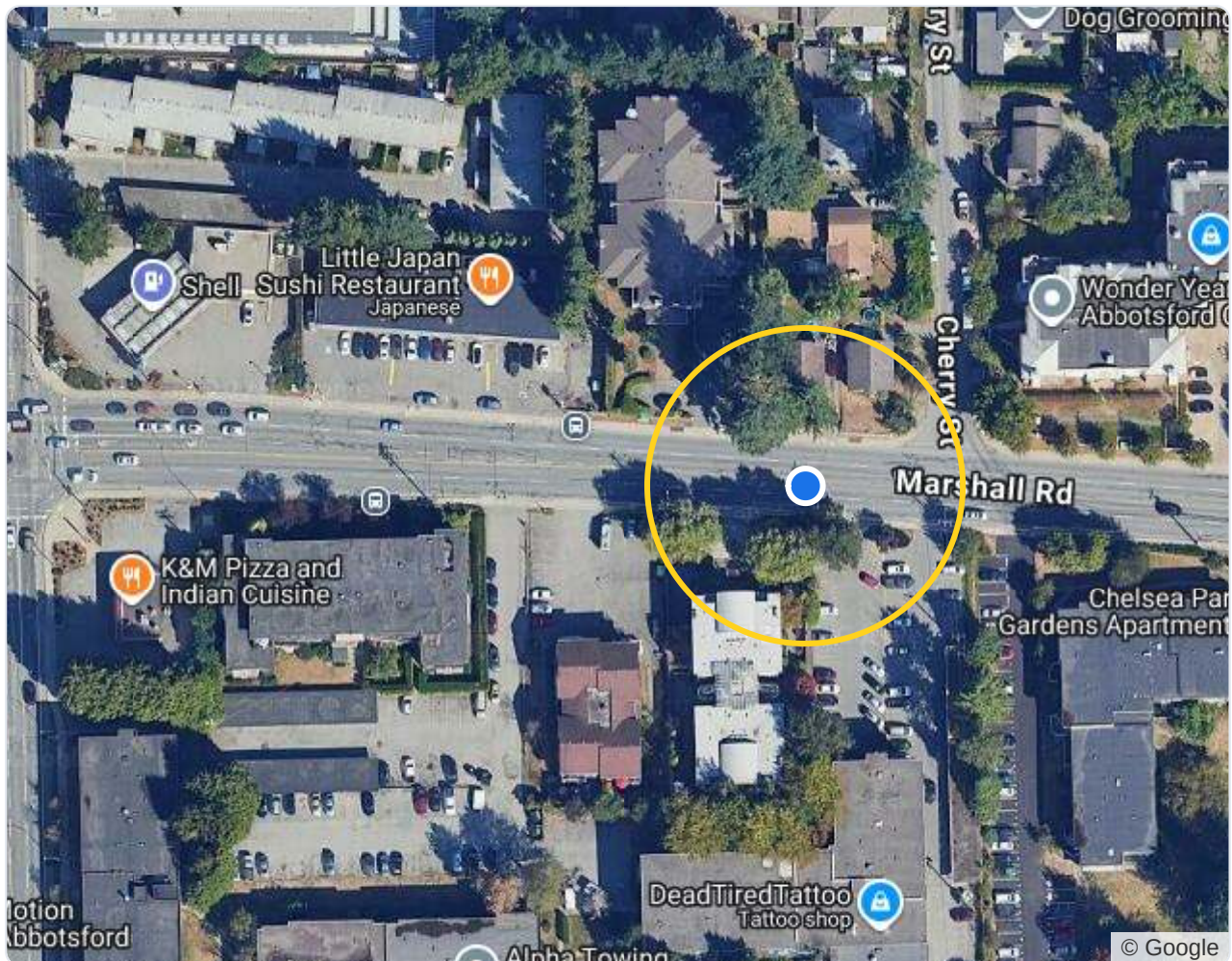
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

📞 604 671 7000 • ✉️ les@6717000.com • bccondos.net



Book a Viewing
scan or call