

MORNINGSIDE PARK

32615 Murray Ave. · Abbotsford, BC V2T 4T8 · Abbotsford West



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4 FOR SALE
FROM \$699,500

3 SOLD · 12 MO
\$550,000–\$770,000



Unit Mix

2 Bedroom

1 unit
2,654 – 2,654 sf
from \$598,000

3 Bedroom

13 units
2,118 – 2,752 sf
from \$550,000

4 Bedroom

1 unit
2,422 – 2,422 sf
from \$625,000

For Sale in Morningside Park & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$825,000	3 / 3	2450 sf	\$337	21 32615 MURRAY AVENUE
\$799,000	3 / 3	2307 sf	\$346	12 32615 MURRAY AVENUE
\$789,900	3 / 3	2644 sf	\$299	1 32615 MURRAY AVENUE
\$699,500	3 / 3	2186 sf	\$320	16 32615 MURRAY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$598,000	2 / 3ba	2654 sf	\$225	2026-07-23
\$550,000	3 / 3ba	2752 sf	\$200	2025-11-08
\$770,000	3 / 3ba	2716 sf	\$284	2025-09-30
\$699,000	3 / 3ba	2154 sf	\$325	2025-05-09

Value & Financing

Price Positioning

\$325 /sq ft

Active listings here average **\$325/sf** vs **\$432/sf** across Abbotsford West.

25% below area average

Mortgage Snapshot

\$3,350 /mo

Entry price (from) **\$699,500**

20% down payment **\$139,900**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 2	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2741	MANAGEMENT Tbd

Overview

Morningside Park 32615 Murray Ave, Abbotsford, BC V2T 4T5, Canada NWS2741. Morningside Park is located on Murray Avenue and Emerson Street in a convenient neighbourhood of Abbotsford. Built in 1988, Morningside Park offers 30 homes that are well maintained and

professionally managed by G.C. Management: 604-850-5151. Maintenance fees include garbage pickup, gardening, recreation facility, and management.

Morningside Park recently underwent a renovation in 2009 which included a new roof. Morningside Park has in suite laundry, a 55+ age restriction, allows pets with restrictions, and does not allow rentals.

This is a prime location just minutes away from Mill Lake, 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.

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





Les Twarog

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