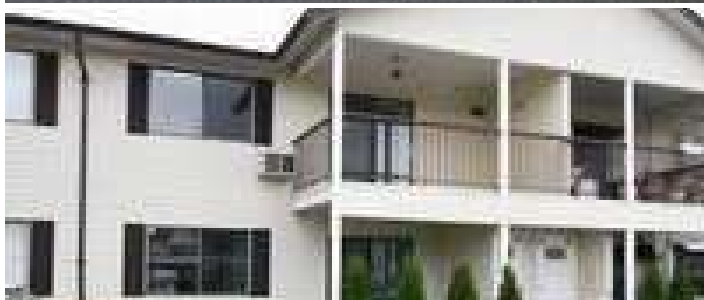


BUILDING BROCHURE

OAKHURST PARK - 32959 NELSON BUILDING

32959 Nelson · Abbotsford, BC V2S 7W9 · Central Abbotsford



2 FOR SALE
FROM \$349,500

1 SOLD · 12 MO
\$330,000-\$330,000


12-MO SOLD TREND
-8.3

Unit Mix

1 Bedroom 1 unit 1,003 – 1,003 sf from \$342,500	2 Bedroom 31 units 975 – 1,380 sf from \$205,000	3 Bedroom 1 unit 1,269 – 1,269 sf from \$485,000
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For Sale in Oakhurst Park – 32959 Nelson Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$384,000	2 / 1	984 sf	\$390	40 32959 GEORGE FERGUSON WAY
\$349,500	2 / 1	1010 sf	\$346	61 32959 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$330,000	2 / 1ba	1043 sf	\$316	2026-03-03
\$342,500	1 / 1ba	1003 sf	\$341	2024-07-23
\$425,000	2 / 1ba	990 sf	\$429	2024-07-02
\$347,000	2 / 1ba	1028 sf	\$338	2024-05-02

Value & Financing

Price Positioning \$368 /sq ft Active listings here average \$368/sf vs \$464/sf across Central Abbotsford. 21% below area average	Mortgage Snapshot \$1,674 /mo Entry price (from) \$349,500 20% down payment \$69,900 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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CONSTRUCTION Frame	EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1894
MANAGEMENT Gc Management (1991) Ltd			

Overview

Oakhurst Park - 32959 Nelson Avenue Abbotsford, BC V2S 7W9, NWS1894 - Located in the heart of Central Abbotsford on Nelson Avenue and George Ferguson Way. Oakhurst Park offers 84 homes built in 1982 that are professionally managed by Teamwork 604-854-1734. This is a convenient location that is within minutes to transit, London Drugs, Price Smart Foods, Clearbrook Town Square, Seven Oaks Shopping, restaurants, coffee shops, schools at all levels, medical services, recreation, parks and much more! Direct access to highways allows an easy commute to downtown Vancouver, Surrey, Langley and other destinations. These upper and lower units feature spacious living areas, plenty of windows to brighten your home, in-suite laundry, large balconies in upper units and private backyards with patio areas for lower units. This is an active and social complex that offers activities like bingo, potlucks and morning coffee. Other features include a detached workshop, bike room, meeting room, exercise centre, covered carports, visitor parking and RV parking. This is an adult oriented community with a 55+ age restriction. No pets or rentals. Oakhurst Park offers comfortable condo living suited for those looking to downsize and retire into an active community - Live here today!

Amenities & Features

- | | |
|-------------|---------------------|
| ✓ Bike Room | ✓ Clubhouse |
| ✓ Garden | ✓ Workshop Detached |

Maintenance Fees Include

- | | |
|----------------|--------------|
| ✓ Electricity | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | ✓ Water |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call