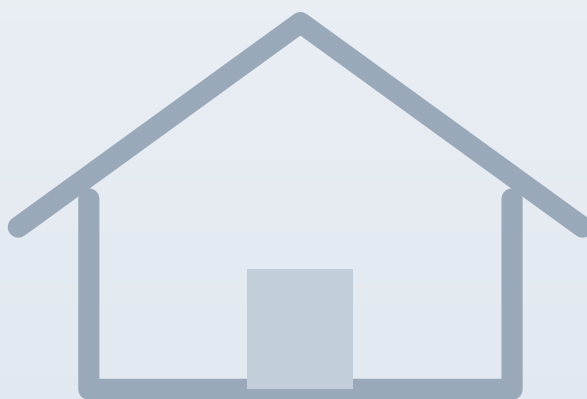


STEPHANIE PLACE

33731 Marshall Rd. · Abbotsford, BC V2S 1L5 · Central Abbotsford



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1 FOR SALE
FROM \$439,900

3 SOLD · 12 MO
\$380,000–\$435,000



Unit Mix

2 Bedroom

24 units

1,007 – 1,306 sf

from \$288,000

For Sale in Stephanie Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,900	2 / 2	1191 sf	\$369	304 33731 MARSHALL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$390,000	2 / 2ba	1142 sf	\$342	2026-06-30
\$380,000	2 / 2ba	1071 sf	\$355	2026-06-20
\$435,000	2 / 2ba	1059 sf	\$411	2026-02-10
\$469,900	2 / 2ba	1204 sf	\$390	2025-07-29

Value & Financing

Price Positioning

\$369 /sq ft

Active listings here average **\$369/sf** vs **\$478/sf** across Central Abbotsford.

23% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1092	MANAGEMENT Self Managed

Overview

Stephanie Place - 33731 Marshall Road Abbotsford, BC V2S 1L5, LMS01092 - Located in a desirable neighbourhood in Central Abbotsford on Marshall Road and Cherry Street. Stephanie Place offers 45 homes built in 1994 that are professionally managed by Campbell 604-864-0380. This is a sought after location that is close to all amenities including transit, restaurants, schools at all levels, shopping, Wal-Mart, recreation, park, medical services and much more! Direct access to highways allows an easy commute to Surrey, Langley, downtown Vancouver and other surrounding destinations. Most homes feature open floor plans, elegant tile floor entry, plenty of oversized windows to brighten living areas, insuite laundry and large decks where south facing units have

gorgeous unobstructed mountain views. Stephanie Place is a well maintained four level building with recent updates including a new roof, new exterior fencing and new hallway carpeting. Other features include secure underground parking, storage lockers, wheelchair access, a guest suite, elevators, beautifully manicured gardens and a recreation centre for residents to enjoy. This is an adult oriented community with a 19+ age restriction. No pets or rentals. Stephanie Place offers comfortable condo living in a desirable neighbourhood where all your urban conveniences are just minutes away - Live here today!

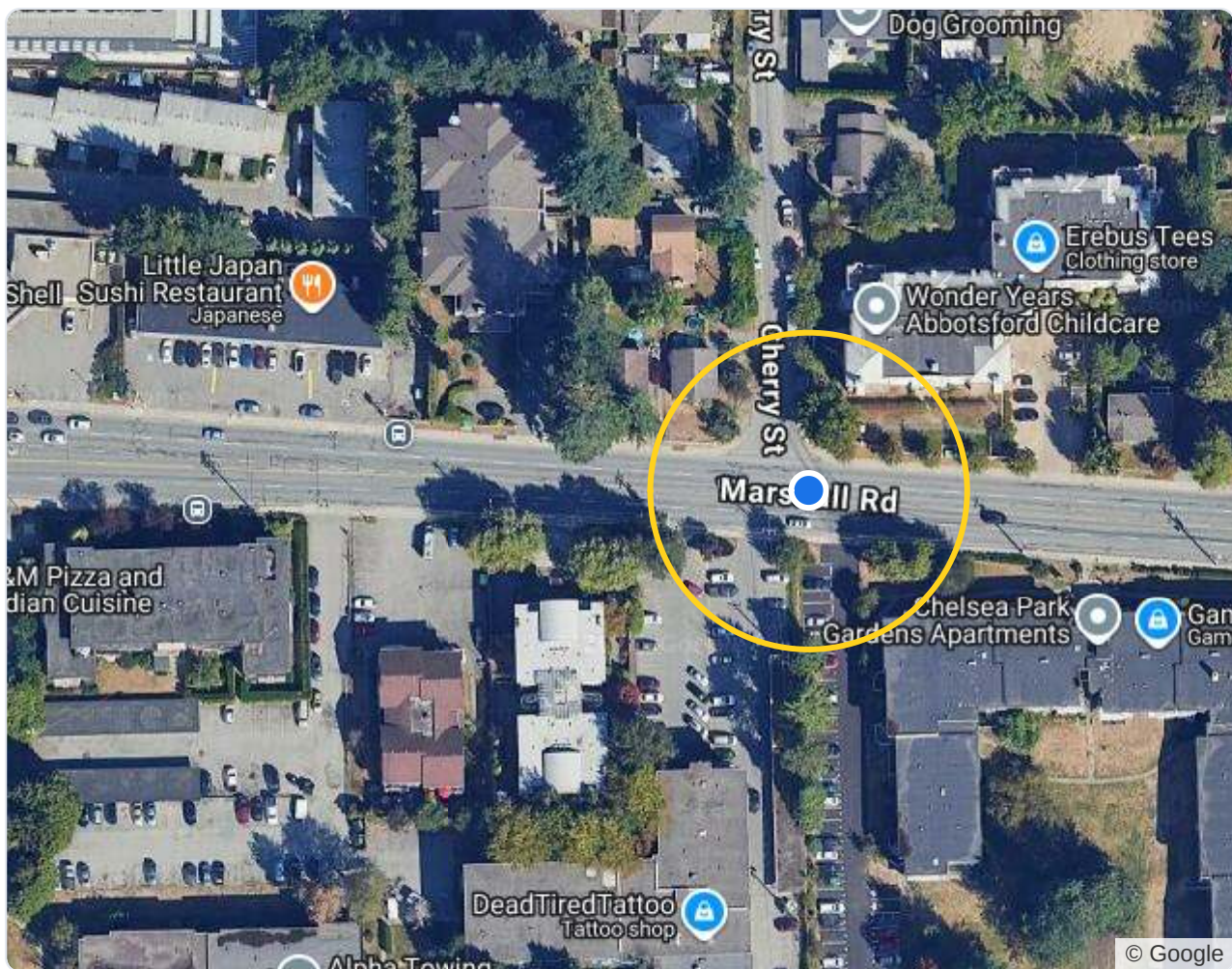
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Guest Suite

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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