

BUILDING BROCHURE

THE LAURELWOOD

32120 Mt Waddington Ave. · Abbotsford, BC V2T 2E8 · Abbotsford West



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1 FOR SALE
FROM \$410,000

12-MO SOLD TREND
36.2

Unit Mix

2 Bedroom

13 units
920 – 1,233 sf
from \$299,000

For Sale in The Laurelwood & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$410,000	2 / 2	1094 sf	\$375	206 32120 MT WADDINGTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	920 sf	\$429	2025-07-28
\$435,000	2 / 2ba	1060 sf	\$410	2025-07-22
\$391,300	2 / 2ba	988 sf	\$396	2025-07-05
\$535,000	2 / 2ba	1233 sf	\$434	2024-02-24

Value & Financing

Price Positioning

\$375 /sq ft

Active listings here average **\$375/sf** vs **\$434/sf** across Abbotsford West.

14% below area average

Mortgage Snapshot

\$1,964 /mo

Entry price (from)	\$410,000
20% down payment	\$82,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
1995

LEVELS
4

SUITES
23

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS1883

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

The Laurelwood - 32120 Mt. Waddington Avenue Abbotsford BC, V2T 2E8, LMS1883 - Located in West Abbotsford on Mt. Waddington Avenue and Clearbrook Road in a sought after neighbourhood. The Laurelwood offers 23 beautiful homes built in 1995 that are professionally managed by Teamwork 604-854-1734. This is a convenient location close to transit, restaurants, Price Smart Foods, London Drugs, Clearbrook Town Centre, Seven Oaks Shopping Mall, recreation, parks, medical services and much more! Direct access to highways allows an easy commute to surrounding destinations including Langley, Surrey and downtown Vancouver. Homes feature spacious living areas, 9' ceilings, oversized windows to brighten your home, cozy gas fireplaces, separate laundry room with extra storage and large balconies with peak-a-boo views of a gorgeous mountain range from most units. The Laurelwood offers secured parking, storage lockers, ample visitor parking, wheelchair access, elevators and a recreation centre with pool tables. This is an adult oriented community with a 19+ age restriction. No pets or rentals are allowed. The Laurelwood offers luxury condo living in a convenient location - Live here!

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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