

BUILDING BROCHURE

TIFFANY PLACE - 33090 GEORGE FERGUSON BUILDING

33090 George Ferguson Way · Abbotsford, BC V2S 6Y2 · Central Abbotsford



Scan to view online



1 FOR SALE
FROM \$338,000

12-MO SOLD TREND
32.2

Unit Mix

2 Bedroom

12 units

920 – 1,164 sf

from \$280,000

For Sale in Tiffany Place - 33090 George Ferguson Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$338,000	2 / 1	920 sf	\$367	101 33090 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$390,000	2 / 2ba	1089 sf	\$358	2025-01-16
\$399,900	2 / 2ba	1042 sf	\$384	2024-11-24
\$420,000	2 / 2ba	1052 sf	\$399	2024-09-28
\$407,250	2 / 2ba	1153 sf	\$353	2024-06-11

Value & Financing

Price Positioning

\$367 /sq ft

Active listings here average **\$367/sf** vs **\$448/sf** across Central Abbotsford.

18% below area average

Mortgage Snapshot

\$1,619 /mo

Entry price (from) **\$338,000**

20% down payment **\$67,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 4	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3142	MANAGEMENT Campbell Strata Management Ltd

Overview

Tiffany Place 33090 George Ferguson Way, Abbotsford, BC V2S 3B9, Canada NWS3142. Tiffany Place is located on George Ferguson Way and Trafalgar Street in a convenient neighbourhood of Abbotsford. Built in 1990, Tiffany Place offers 42 homes that are well maintained and professionally managed by Campbell Management: 604-864-0380. Maintenance fees include garbage pickup, recreation facility, gardening, heat, hot water, and management.

Tiffany Place underwent a renovation in 2007 which included a new roof. Tiffany Place features in suite laundry, a recreation centre, storage, and wheelchair access. Tiffany Place has a 30+ age

restriction, and does not allow pets or rentals.

This is a prime location just minutes away from 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. i»¿

Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ Wheelchair Access
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Electricity
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Snow Removal

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