

VALLEY RIDGE

33450 George Ferguson Way · Abbotsford, BC V2S 2L8 · Central Abbotsford



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1 FOR SALE
FROM \$345,000

12-MO SOLD TREND
8.2

Unit Mix

1 Bedroom

3 units
658 – 903 sf
from \$234,900

2 Bedroom

5 units
916 – 930 sf
from \$245,000

For Sale in Valley Ridge & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$345,000	2 / 1	929 sf	\$371	202 33450 GEORGE FERGUSON WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$265,000	1 / 1ba	684 sf	\$387	2024-09-13
\$308,000	2 / 1ba	930 sf	\$331	2024-04-26
\$315,000	1 / 1ba	903 sf	\$349	2023-12-18
\$321,000	2 / 1ba	929 sf	\$346	2022-05-16

Value & Financing

Price Positioning

\$371 /sq ft

Active listings here average **\$371/sf** vs **\$468/sf** across Central Abbotsford.

21% below area average

Mortgage Snapshot

\$1,652 /mo

Entry price (from)	\$345,000
20% down payment	\$69,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1980	LEVELS 3	SUITES 15	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1651	MANAGEMENT Steadfast Properties Ltd.

Overview

Valley Ridge 33450 George Ferguson Way, Abbotsford, BC V2S 2L9, Canada NWS1651. Valley Ridge is located on George Ferguson Way and Mountainview Street in a convenient neighbourhood of Abbotsford. Built in 1980, Valley Ridge offers 15 homes that are self managed: 604-854-0151. Maintenance fees include a caretaker, garbage pickup, heat, hot water, gardening, snow removal, and management.

Valley Ridge underwent a renovation in 2008 which included a new roof. Features of Valley Ridge include in suite laundry, and storage. Valley Ridge has a 14+ age restriction, allows 2 pets with

restrictions, and allows 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. »

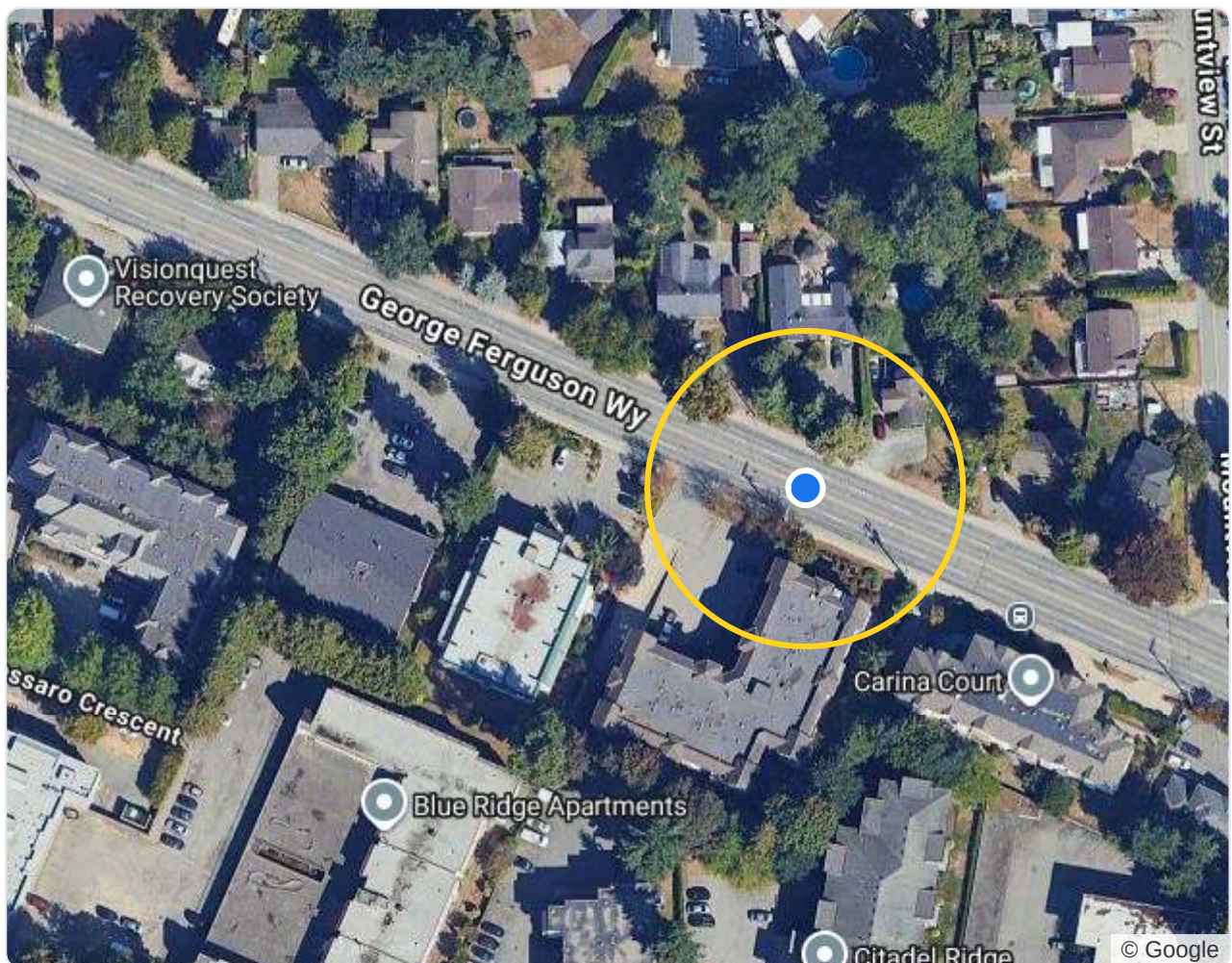
Amenities & Features

✓ None

Maintenance Fees Include

- | | |
|----------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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