

VIEW POINT PROPERTIES

31517 Spur Ave. · Abbotsford, BC V2T 6V7 · Abbotsford West



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2 FOR SALE
FROM \$819,900

1 SOLD · 12 MO
\$810,000–\$810,000



Unit Mix

2 Bedroom

2 units
1,500 – 1,540 sf
from \$601,000

3 Bedroom

3 units
2,856 – 2,925 sf
from \$745,000

4 Bedroom

15 units
2,786 – 3,812 sf
from \$642,500

For Sale in View Point Properties & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$835,000	4 / 3	2861 sf	\$292	31 31517 SPUR AVENUE
\$819,900	4 / 3	2896 sf	\$283	35 31517 SPUR AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$810,000	4 / 3ba	3812 sf	\$212	2025-12-06
\$809,000	4 / 3ba	2788 sf	\$290	2025-06-07
\$800,000	4 / 3ba	2809 sf	\$285	2025-03-25
\$877,500	4 / 3ba	2925 sf	\$300	2024-05-04

Value & Financing

Price Positioning

\$287 /sq ft

Active listings here average **\$287/sf** vs **\$449/sf** across Abbotsford West.

36% below area average

Mortgage Snapshot

\$3,927 /mo

Entry price (from)	\$819,900
20% down payment	\$163,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	LEVELS 2	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3927	MANAGEMENT Steadfast Properties Ltd.

Overview

View Point Properties 31517 Spur Ave, Abbotsford, BC V2T 6W9, Canada LMS3927. View Point Properties located on Spur Avenue and Ponderosa Street in a convenient neighbourhood of Abbotsford. Built in 2004, View Point Properties offers 40 homes that are well maintained and professionally managed by Campbell Property Management: 604-852-5061. Maintenance fees include garbage pickup, and gardening. This secure gated community has a beautiful view of mountains, allows pets with restrictions, and does not allow rentals.

View Point Properties is a prime location just minutes away from Apollo Athletic Club, Tim Hortons, Studio Rouge Hair & Body, and Discovery Trail. Transit and major routes are close by and within walking distance. This secure gated community allows pets with restrictions, but no rentals.

Amenities & Features

✓ None

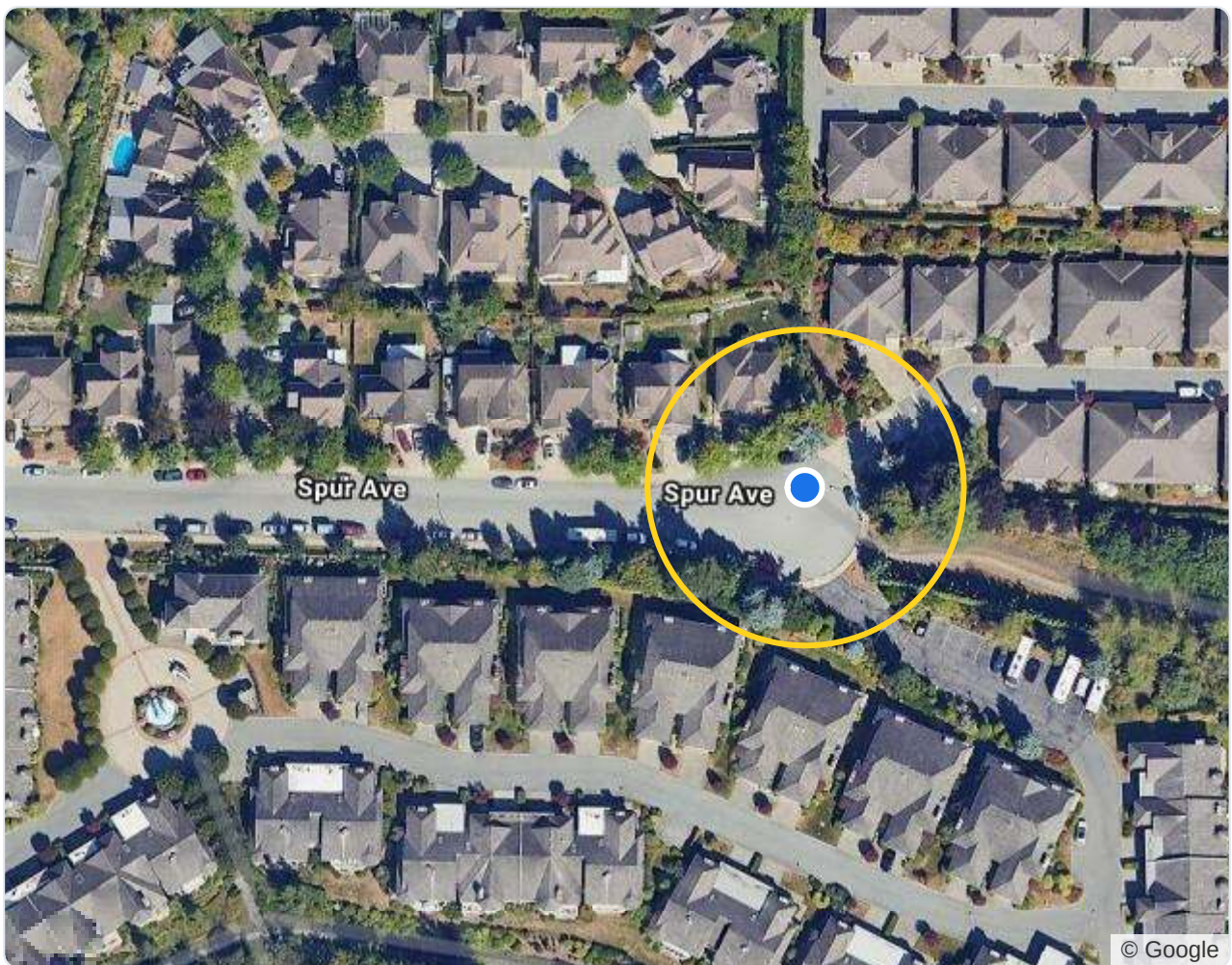
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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