

WATERLEAF - 2238 WHATCOM BUILDING

2238 Whatcom Rd. · Abbotsford, BC V3G 2K8 · Abbotsford East



Scan to view online



2 FOR SALE
FROM \$468,888

11 SOLD · 12 MO
\$440,000–\$660,000



Unit Mix

1 Bedroom

19 units
596 – 854 sf
from \$374,900

2 Bedroom

50 units
780 – 1,312 sf
from \$385,000

3 Bedroom

1 unit
1,390 – 1,390 sf
from \$660,000

For Sale in Waterleaf - 2238 Whatcom Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$525,000	2 / 2	1078 sf	\$487	217 2242 WHATCOM ROAD
\$468,888	2 / 2	887 sf	\$529	115 2242 WHATCOM ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	2 / 2ba	885 sf	\$497	2026-06-05
\$660,000	3 / 2ba	1390 sf	\$475	2026-05-02
\$456,000	2 / 2ba	912 sf	\$500	2026-04-02
\$450,000	2 / 2ba	865 sf	\$520	2026-03-15

Value & Financing

Price Positioning

\$508 /sq ft

Active listings here average **\$508/sf** vs **\$1185/sf** across Abbotsford East.

57% below area average

Mortgage Snapshot

\$2,246 /mo

Entry price (from)	\$468,888
20% down payment	\$93,778
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2014	LEVELS 1	SUITES 116	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2457	MANAGEMENT Self Managed

Amenities & Features

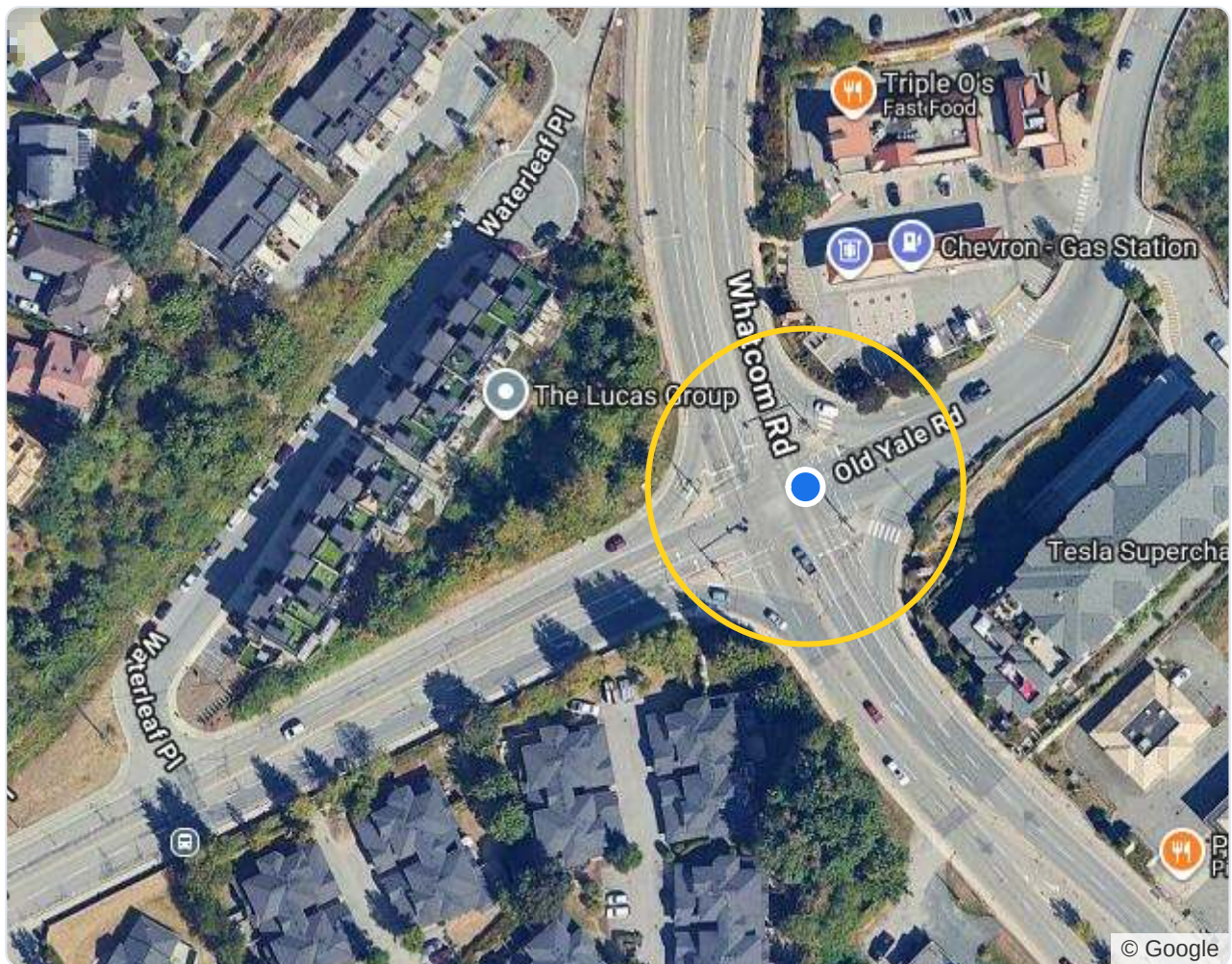
- ✓ Air Cond./central
- ✓ Pool; Outdoor
- ✓ Storage
- ✓ Exercise Centre
- ✓ Recreation Center
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

✓ Sewer

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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