

BUILDING BROCHURE

WEST POINT VILLA

31831 Peardonville Rd. · Abbotsford, BC V2T 1L5 · Abbotsford West



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2 FOR SALE
FROM \$380,000

1 SOLD · 12 MO
\$372,000–\$372,000



Unit Mix

2 Bedroom
25 units
764 – 1,138 sf
from \$315,000

For Sale in West Point Villa & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$459,900	2 / 2	1138 sf	\$404	301 31831 PEARDONVILLE ROAD
\$380,000	2 / 2	1043 sf	\$364	305 31831 PEARDONVILLE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$372,000	2 / 2ba	1022 sf	\$364	2025-12-09
\$395,000	2 / 2ba	1044 sf	\$378	2025-04-08
\$455,000	2 / 2ba	1066 sf	\$427	2025-02-13
\$339,000	2 / 1ba	764 sf	\$444	2024-11-14

Value & Financing

Price Positioning

\$384 /sq ft

Active listings here average **\$384/sf** vs **\$449/sf** across Abbotsford West.

14% below area average

Mortgage Snapshot

\$1,820 /mo

Entry price (from)	\$380,000
20% down payment	\$76,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 4	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1226	

Overview

West Point Villa - 31831 Peardonville Road Abbotsford, BC LMS01226 - Located in a desirable area in West Abbotsford on Peardonville Road and Centre Street. West Point Villa is a four storey building that offers 47 homes built in 1994 with excellent management from Remax Central 604-298-1600. This is a central location close to transit, London Drugs, Price Smart Foods, Clearbrook Town Centre, Seven Oaks Shopping Mall, restaurants, schools at all levels, parks, recreation, medical services and more! Homes feature spacious living areas, cozy gas fireplaces, insuite laundry, extra storage units and balconies that offer goergous views of Mt. Baker from most units.

This is a well maintained building with an onsite manager and recent updates including a newer roof. West Point Villa offers secured underground parking, visitor parking, storage lockers, elevators and is wheelchair accessible. This community welcomes all ages, is pet friendly and rentals are allowed with restrictions. West Point Villa offers condo living at its best!

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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