

BUILDING BROCHURE

YALE MANOR

32119 Old Yale Rd. · Abbotsford, BC V2T 2C8 · Abbotsford West



Scan to view online



1 FOR SALE
FROM \$244,444

1 SOLD · 12 MO
\$223,000–\$223,000



Unit Mix

2 Bedroom

13 units

883 – 1,141 sf

from \$171,000

For Sale in Yale Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$244,444	2 / 1	936 sf	\$261	107 32119 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$223,000	2 / 1ba	918 sf	\$243	2026-07-05
\$300,000	2 / 1ba	1141 sf	\$263	2025-05-07
\$348,000	2 / 1ba	906 sf	\$384	2023-05-27
\$345,000	2 / 1ba	972 sf	\$355	2023-02-17

Value & Financing

Price Positioning

\$261 /sq ft

Active listings here average **\$261/sf** vs **\$433/sf** across Abbotsford West.

40% below area average

Mortgage Snapshot

\$1,171 /mo

Entry price (from) **\$244,444**

20% down payment **\$48,889**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 3	SUITES 27	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1749	MANAGEMENT Obsidian Property Management Ltd.

Overview

Yale Manor 32119 Old Yale Rd, Abbotsford, BC V2T 1W3, Canada NWS1749. Yale Manor is located on Old Yale Road and Clearbrook Road in a convenient neighbourhood of Abbotsford. Built in 1982, Yale Manor offers 27 homes that are well maintained and professionally managed by Campbell: 604-864-0380. Maintenance fees include a caretaker, garbage pickup, gardening, gas, heat, hot water, recreation facility, and management.

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. Features of Yale Manor include elevators, a garden, in suite laundry, and a recreation centre. Yale Manor has a 45+ age restriction, does not allow pets, and allows rentals with restrictions.❧❧

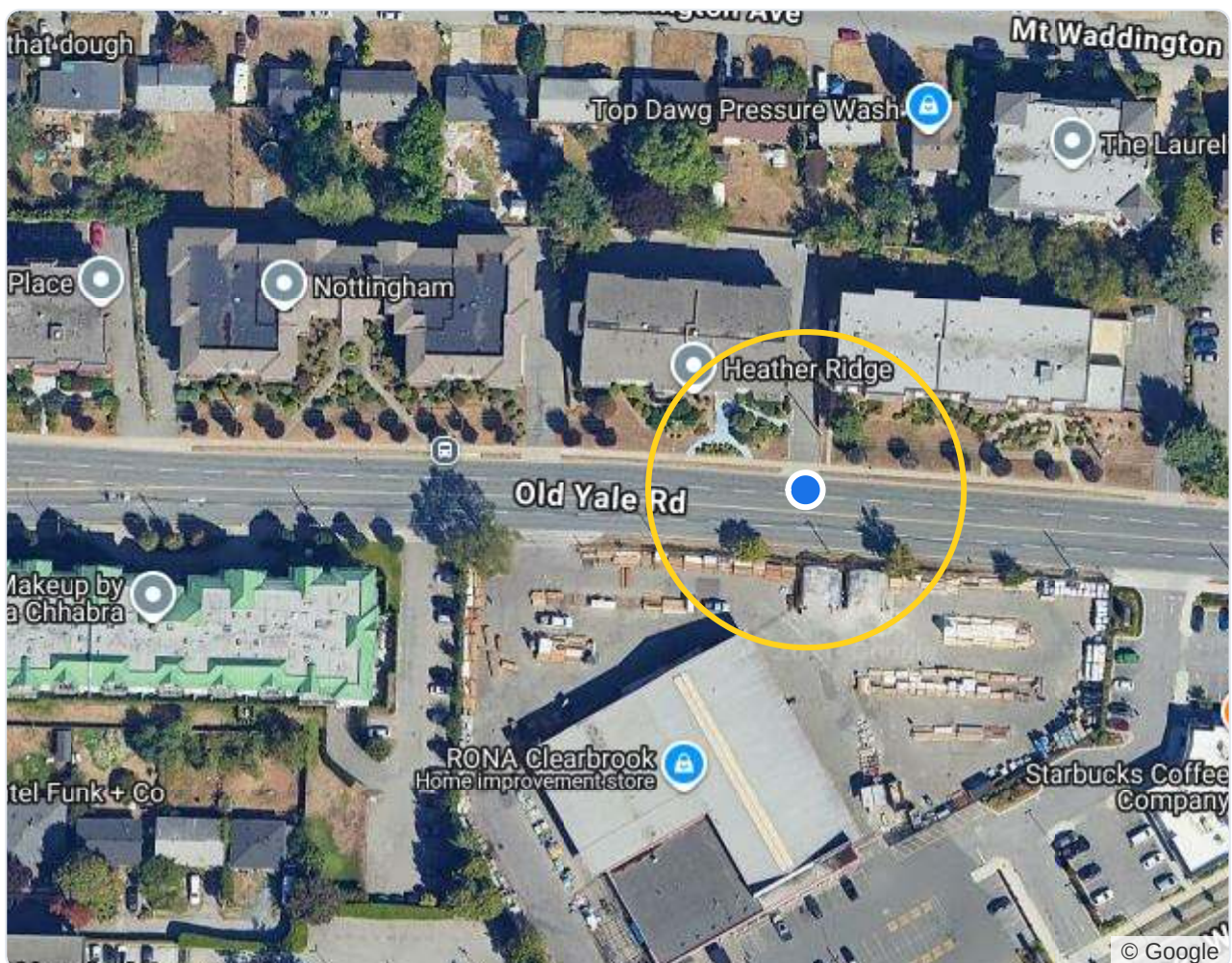
Amenities & Features

- ✓ Club House
- ✓ Elevator
- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Hot Water
- ✓ 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