

YALE TERRACE

34101 Old Yale Rd. · Abbotsford, BC V2S 2K4 · Central Abbotsford



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1 FOR SALE
FROM \$429,900

3 SOLD · 12 MO
\$467,500–\$525,000



Unit Mix

1 Bedroom
3 units
867 – 1,124 sf
from \$269,900

2 Bedroom
23 units
902 – 1,357 sf
from \$290,000

3 Bedroom
1 unit
1,255 – 1,255 sf
from \$520,000

For Sale in Yale Terrace & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,900	2 / 2	1304 sf	\$330	208 34101 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$467,500	2 / 2ba	1279 sf	\$366	2026-06-05
\$525,000	2 / 2ba	1267 sf	\$414	2026-06-04
\$507,000	2 / 2ba	1357 sf	\$374	2025-10-21
\$572,000	2 / 2ba	1280 sf	\$447	2025-03-24

Value & Financing

Price Positioning

\$330 /sq ft

Active listings here average **\$330/sf** vs **\$480/sf** across Central Abbotsford.

31% below area average

Mortgage Snapshot

\$2,059 /mo

Entry price (from) **\$429,900**

20% down payment **\$85,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1929	MANAGEMENT Self Managed

Overview

Yale Terrace 34101 Old Yale Rd, Abbotsford, BC V2S 2K4, Canada LMS01929. Yale Terrace located on Mayfair Avenue and Fraser Street in a convenient neighbourhood of Abbotsford. Built in 1997, Yale Terrace offers 52 homes that are well maintained. Maintenance fees include garbage pickup, gardening, gas, 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 Terrace include elevators, in suite laundry, and storage. Yale Terrace allows rentals and one pet with restrictions.

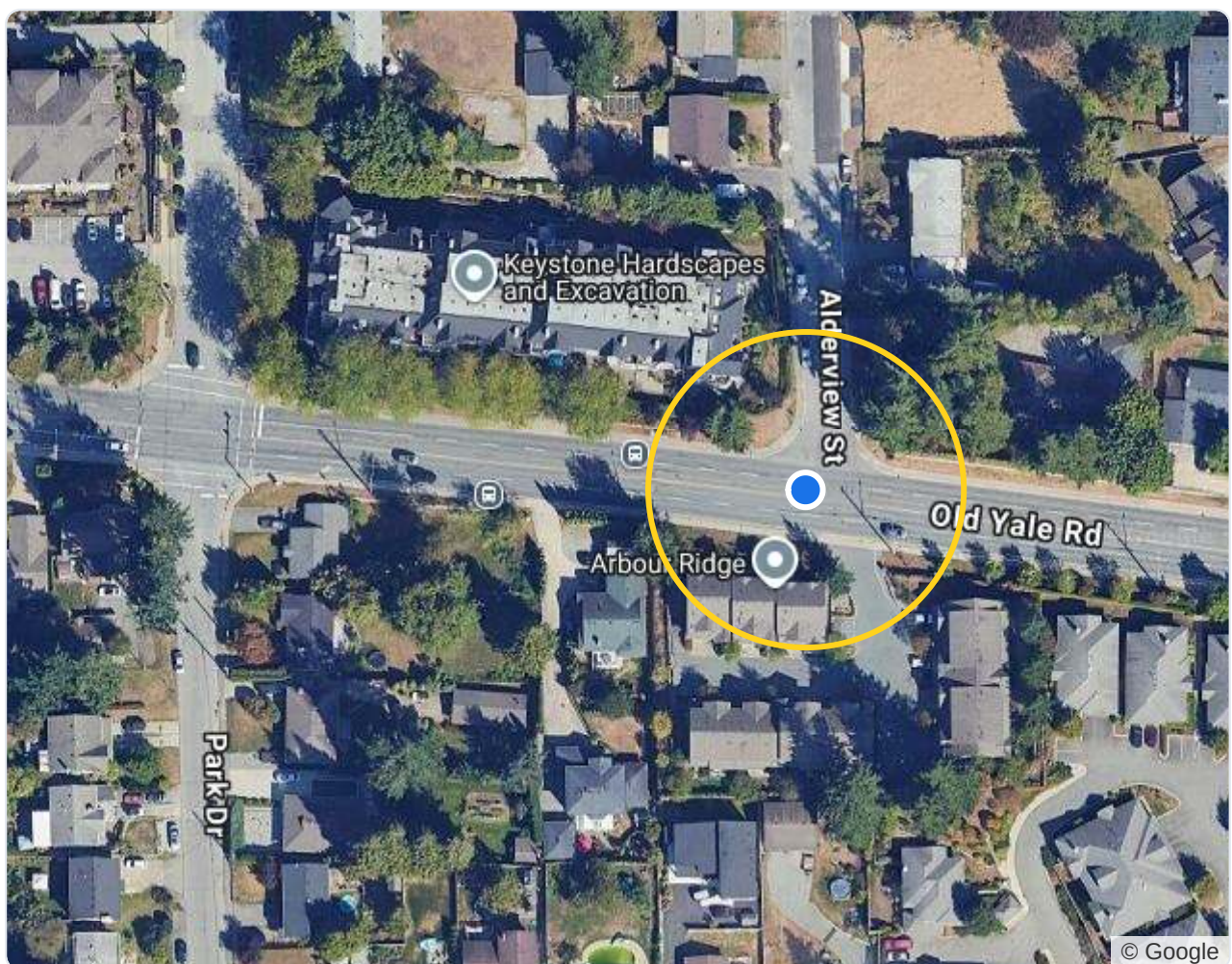
Amenities & Features

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

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



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