

\$950,000 - 35421 Old Yale Road, Abbotsford

MLS® #R2963754

\$950,000

4 Bedroom, 2.00 Bathroom, 2,784 sqft
Single Family on 0.40 Acres

N/A, Abbotsford, British Columbia

Seize this rare opportunity to own nearly half an acre (17,424 sq. ft.) with stunning mountain and valley views. This elevated home features 4 spacious bedrooms, 2 baths, and an updated kitchen, offering a great foundation for your vision. The living and family rooms showcase breathtaking vistas but could benefit from some updates. A large rec room provides ample space for gatherings. Conveniently located near the highway and Delair Park, this property also presents an exciting opportunity under Bill 44's SSMUH provisions, allowing for increased density along with the potential to assemble with the neighboring property. This is a prime investment or development opportunity to own nearly half an acre in a desirable East Abbotsford Neighborhood, close to schools, shopping amenities and park. (id:6289)

Built in 1959

Essential Information

Listing #	R2963754
Price	\$950,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,784
Acres	0.40
Year Built	1959
Type	Single Family



Sub-Type	Freehold
Style	2 Level

Community Information

Address	35421 Old Yale Road
Subdivision	N/A
City	Abbotsford
Province	British Columbia
Postal Code	V3G2C5

Amenities

Amenities	Laundry - In Suite, Storage - Locker
Utilities	Electricity, Natural Gas, Water
Parking Spaces	6
Parking	Garage, Other
# of Garages	1
View	Mountain view, View, Valley view

Interior

Appliances	Washer, Dryer, Refrigerator, Stove, Dishwasher
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	Homelife Advantage Realty Ltd.
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