

\$1,299,900 - 33297 Shelley Avenue, Abbotsford

MLS® #R3059244

\$1,299,900

6 Bedroom, 2.00 Bathroom, 2,558 sqft
Single Family on 0.26 Acres

N/A, Abbotsford, British Columbia

PRIME INVESTMENT PROPERTY! This spacious, well kept rancher w/ bsmt sits on a 11,200 sf corner lot in the sought after U-District neighborhood of Abbotsford. Currently generating \$4700 p/m from great tenants. 3 bdrms up & a recently reno'd 3 bdrms down. Designated as SSMUH1 this property sits in the highest density zoning for a multiplex! With the 140" frontage - you can subdivide into 3 single family lots, 2 multiplexes or other possibilities. (Confirm with the City of Abbotsford) Lots of new homes and subdivisions happening in this neighborhood already. Central location to UFV, shopping, schools and recreation in an great community. Don't miss out on this one! (id:6289)

Built in 1967

Essential Information

Listing #	R3059244
Price	\$1,299,900
Bedrooms	6
Bathrooms	2.00
Square Footage	2,558
Acres	0.26
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information



Address	33297 Shelley Avenue
Subdivision	N/A
City	Abbotsford
Province	British Columbia
Postal Code	V2S1A6

Amenities

Amenities	Laundry - In Suite
Utilities	Electricity, Natural Gas, Water
Parking Spaces	6
Parking	Garage
# of Garages	1

Interior

Appliances	Washer, Dryer, Refrigerator, Stove, Dishwasher
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	Real Broker B.C. Ltd.
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