

FOR SALE



2774 Station Road & 2790 Station Road

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

DM

Don Munro
Real Estate





Address: 2790 Station Road (1)
2790 Station Road (2)

Legal: Lot 29 Section 20 Township 13 New
Westminster District Plan 50833 (1)
Lot 28 Section 20 Township 13 New
Westminster District Plan 50833 (2)

PID: 004-207-734 (1) & 004-207-726 (2)

Taxes: \$4,275.73 (1) & \$4,349.78 (2) for 2019

Lot Size: 0.79 Acres each (combined 1.58 Acres)

Home Size: +/-1,019 Sq. Ft. (1), 3 Bedrooms & 1 Bathroom
+/-2,200 Sq. Ft. (2), 3 Bedrooms & Den

Zoning: SR

PRICE: \$3,598,000



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DEVELOPMENT POTENTIAL



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2779 Station Road



0.79 Acre property has development potential and is a perfect holding property! Located in a desirable area and close to many amenities on the Aldergrove/Abbotsford border. Older but livable +/-1,019 Sq. Ft. home features 3 Bedrooms and beautiful parklike yard.



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2790 Station Road



0.79 Acre property has development potential and is a perfect holding property! Located in a desirable area and close to many amenities on the Aldergrove/Abbotsford border. Older but well kept +/-2,200 Sq. Ft. home features 3 Bedrooms & a Den (which could be a fourth bedroom).

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About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow.

The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.

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Subject Properties

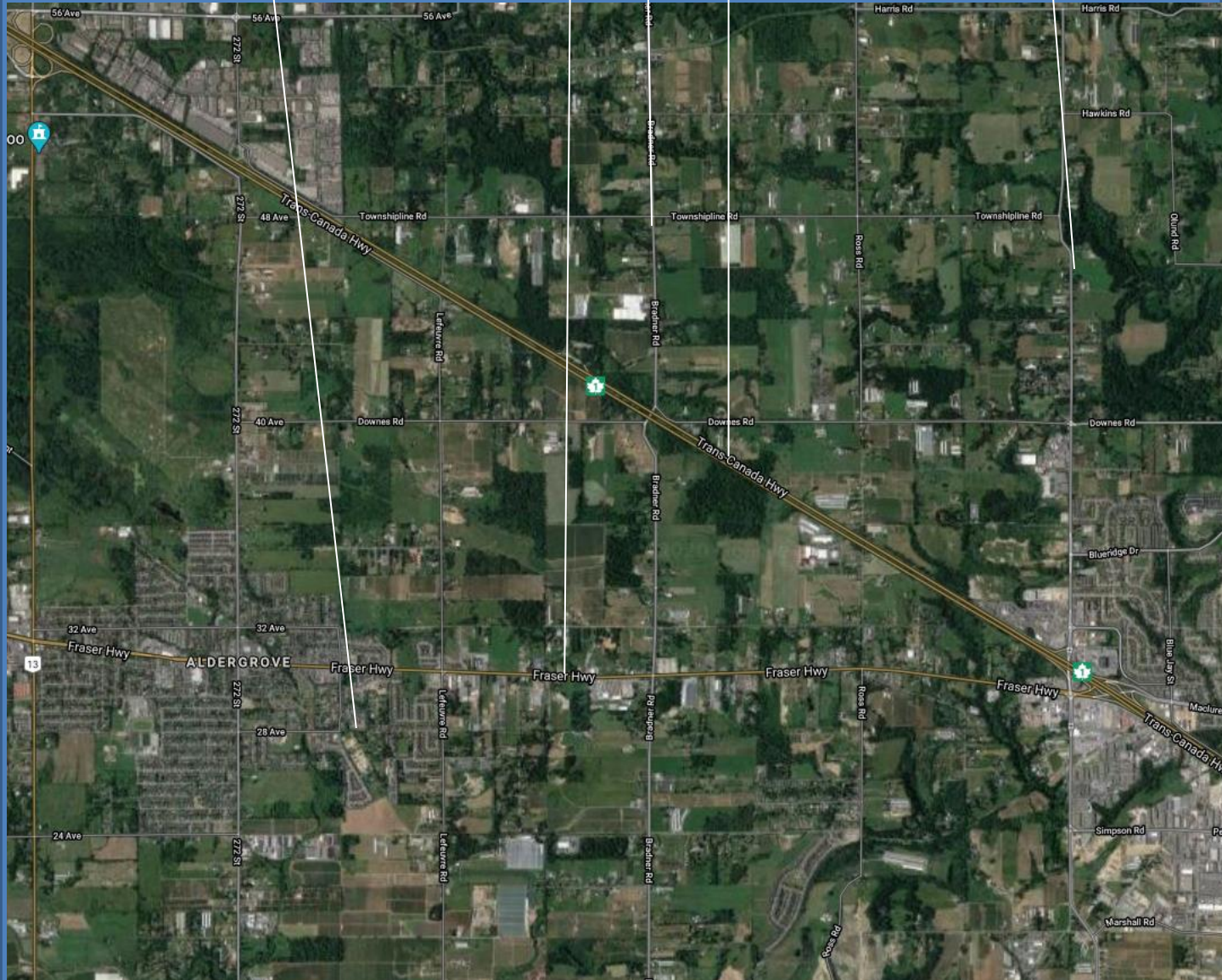


Fraser Highway

Bradner Road

TransCanada Highway

Mount Lehman Road



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