

# 2294 MOUNTAIN DRIVE

4 BEDROOM | 4 BATHROOM | LIVING AREA: 2,786 SQFT



This remarkable home offers stunning views of Mt. Baker and the Cheam Mountain Range! With 4 bedrooms and 4 bathrooms, it provides ample space for comfortable living. The interior features a modern design with spacious rooms, allowing for plenty of natural light. There is a convenient 1-bedroom unauthorized suite, perfect for extended family or rental income. Located in a desirable and popular neighbourhood with easy access to the freeway, shopping centre, and schools. Don't miss the opportunity to own this exceptional property! Call to view today!



604-614-6401  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**MARK DANA**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage















## WALK SCORE

Walk Score  
**33**

### Car-Dependent

Most errands require a car.

Transit Score  
**29**

### Some Transit

A few nearby public transportation options.

Bike Score  
**24**

### Somewhat Bikeable

Minimal bike infrastructure.

## COMMUTE to downtown Abbotsford



11 min



37 min



22 min



60+ min

## SCHOOL CATCHMENT

### Mountain Elementary School (K-5)

2299 Mountain Drive

Abbotsford, BC, V3G 1E6

Phone: 604.852.7299

### William A. Fraser Middle School (6-8)

34695 Blatchford Way

Abbotsford, BC, V2S 6M6

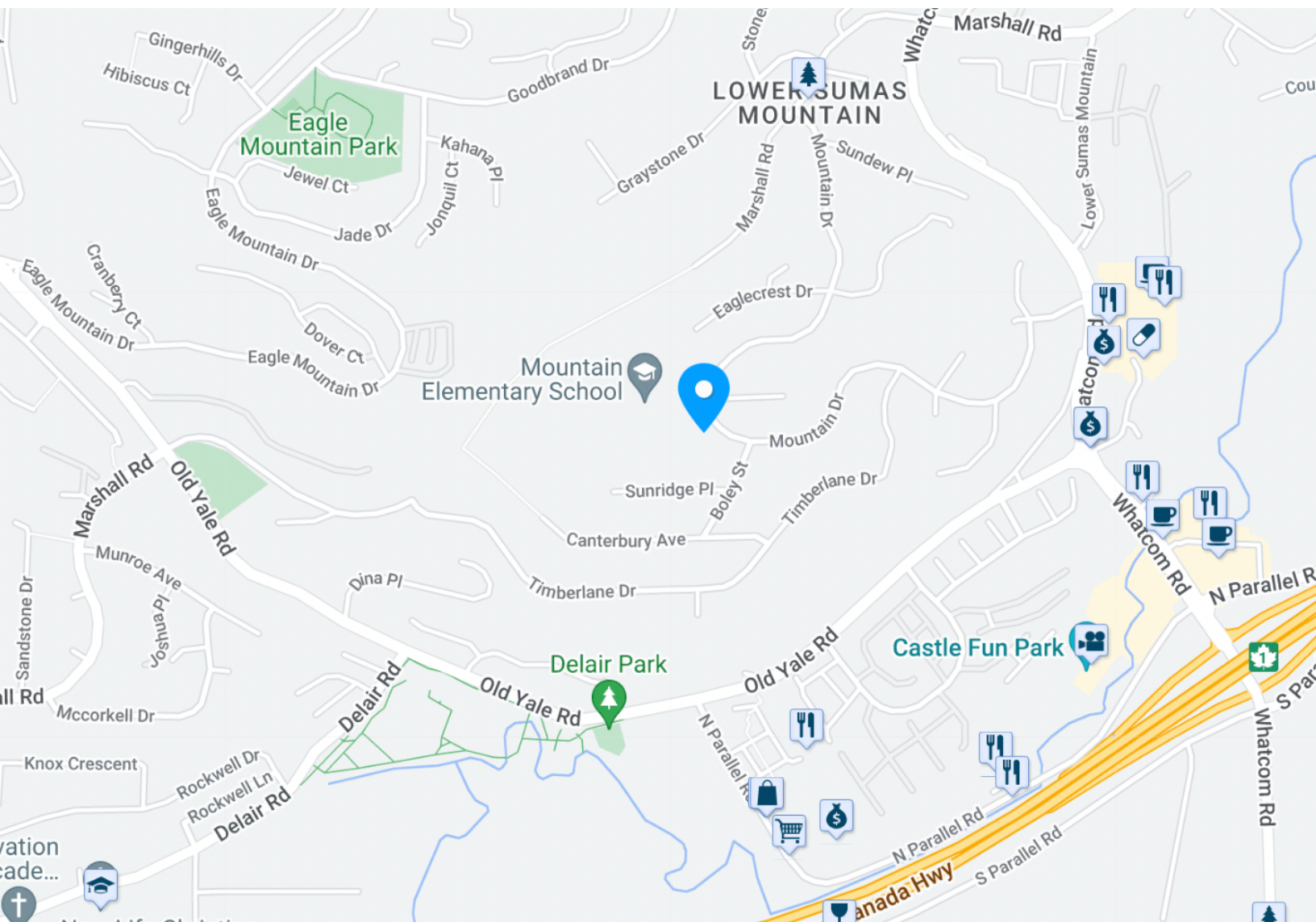
Phone: 604.859.6794

### Yale Secondary School (9-12)

34620 Old Yale Road

Abbotsford, BC, V2S 7S6

Phone: 604.853.0778

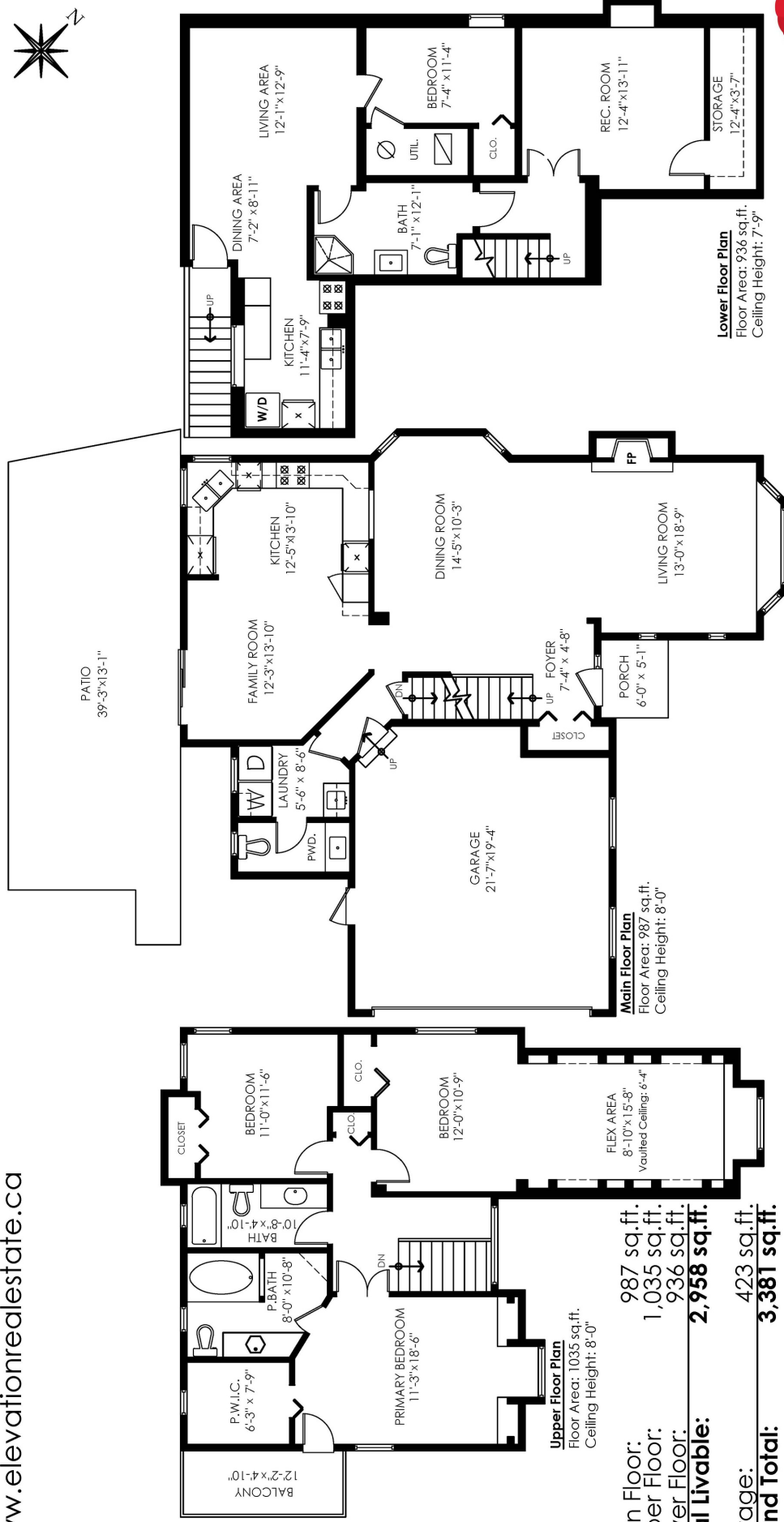






Scan QR Code  
to view Virtual  
Walkthrough

**2294 Mountain Dr  
Abbotsford**



Main Floor: 987 sq.ft.  
Upper Floor: 1,035 sq.ft.  
Lower Floor: 936 sq.ft.  
**Total Livable: 2,958 sq.ft.**

Garage: 423 sq.ft.  
**Grand Total: 3,381 sq.ft.**

Patio: 457 sq.ft.  
Balcony: 59 sq.ft.  
Porch: 31 sq.ft.  
**Total Extras: 547 sq.ft.**

Ceiling Height: 8'-0"

