

# 308 2515 PARK DRIVE

COMPLEX: MILL SPRING MANOR | LIVING AREA: 970 SQFT  
BEDROOM: 2 | BATHROOM: 2



Welcome to this charming condo, perfectly suite near Historic Downtown Abbotsford! Indulge in a variety of restaurants and shops just minutes away, offering a vibrant lifestyle. Well-maintained building boasts cleanliness and upkeep, while the condo itself feels brand new with fresh paint and new floors, creating a modern and welcoming ambiance. Enjoy access to Sumas Way, Highway 1, and the bus route. Benefit from 2 underground parking stalls and a spacious storage locker. Facing the quiet back alley and neighbouring houses, this upper-corner unit offers a peaceful retreat. Plus, pets and rentals are allowed, all with lower strata fees compared to most buildings.



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





## Strata Fees

**Management Company:** Associa BC    **Maintenance Fees:** \$392.42

**Includes :** Garbage Pickup, Gardening, Management, Snow Removal, Water

**Bylaws Restrictions:** Rentals Allowed, Pets Allowed (Max 2 - cats and dogs allowed)

**Parking Spaces:** 2

## WALK SCORE

Walk Score  
**85**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**61**

### Good Transit

Many nearby public transportation options

Bike Score  
**52**

### Bikeable

Some bike infrastructure.

## SCHOOL CATCHMENT

### Dogwood Independent School

33886 Pine St.

Abbotsford, BC V3G V2S 2P3

Phone: 604-851-5922

### Alexander Elementary School

2250 Lobban Rd.

Abbotsford, BC V2S 2W1

Phone: 604-859-3167

### Yale Secondary School

34620 Old Yale Rd

Abbotsford, BC V2S 7S6

Phone: 604-853-0778

## COMMUTE to downtown Abbotsford



2 min



11 min



2 min



2 min



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca

308-2515 Park Dr  
Abbotsford

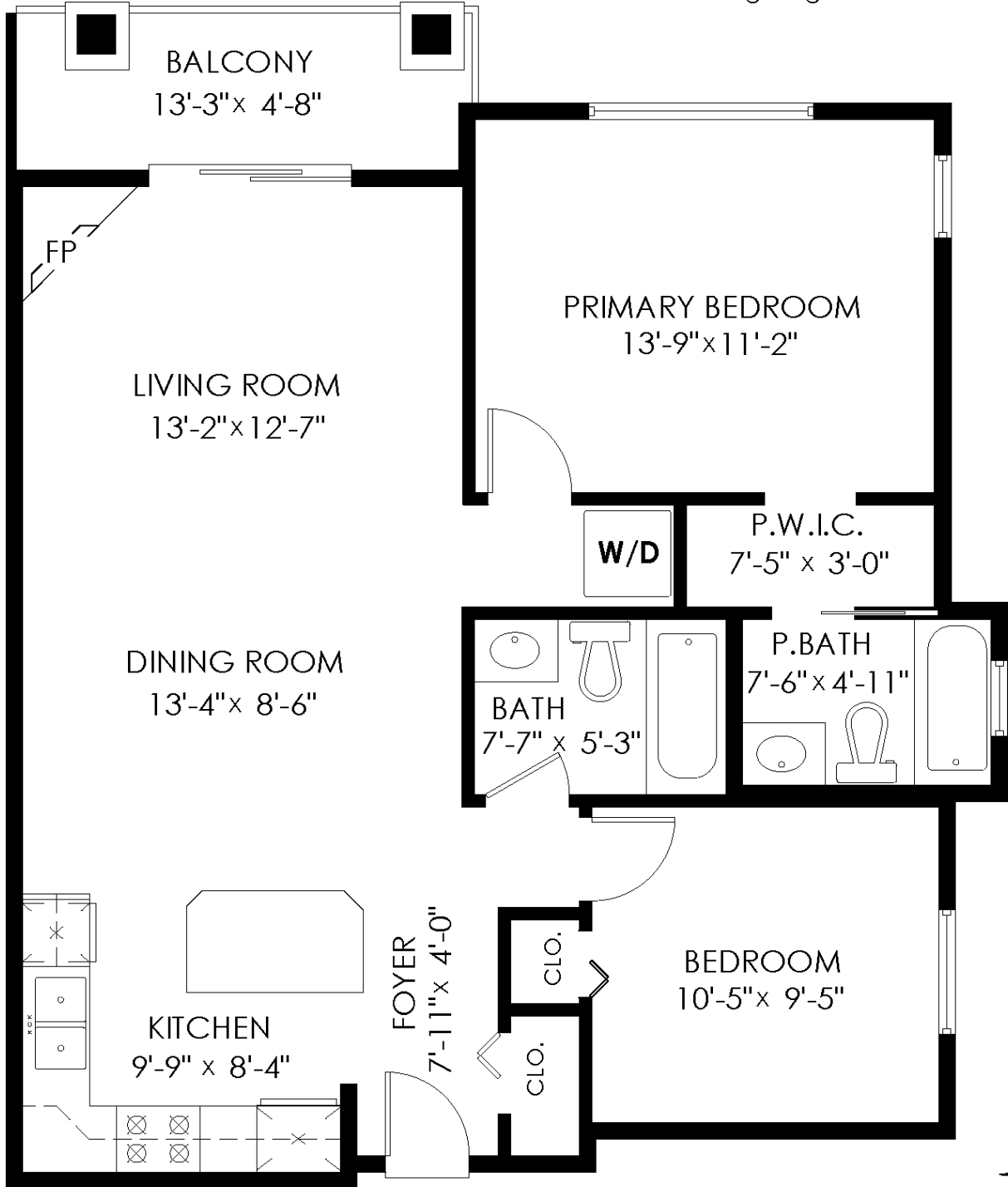
Floor Area: 886 sq.ft.

Balcony: 57 sq.ft.

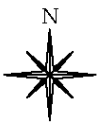
Ceiling Height: 8'-0"



Scan QR Code  
to view Virtual  
Walkthrough



SCALE



TREELAND  
REALTY



ALL THE RAGE  
CREATIVE

MEASURED ON: (2024-02-29)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SCFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



**Active**  
**R2866089**  
 Board: F  
 Apartment/Condo

# 308 2515 PARK DRIVE

Abbotsford  
 Abbotsford East  
 V2S 0B2

Residential Attached

**\$459,000** (LP)

(SP) 



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View: :  
 Complex / Subdiv: **Viva on Park**  
 First Nation Reserve:

If new, GST/HST inc?:  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 P.I.D.: **027-078-167**

Original Price: **\$459,000**  
 Approx. Year Built: **2007**  
 Age: **17**  
 Zoning: **RML**  
 Gross Taxes: **\$1,749.37**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?: **No**  
 Tour: [Virtual Tour URL](#)

Style of Home: **Corner Unit, End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **g** **g** **g**  
 Dist. to Public Transit: **Steps** Dist. to School Bus: **2 km**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Lease... **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile, Carpet**

Renovations:  
 # of Fireplac... **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Fibreglass**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Legal: **STRATA LOT 59, PLAN BCS2360, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **886**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **886 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **886 sq. ft.**

Units in Development:  
 Exposure: **North**  
 Mgmt. Co's Name: **Associa BC**  
 Maint Fee: **\$392.42**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Tot Units in Strata: **91** Locker: **Yes**  
 Storeys in Building: **4**  
 Mgmt. Co's #: **604-591-6060**  
 Council/Park Apprv?:

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed: **100 %**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'2 x 12'7			x	1	Main	4	Yes
Main	Dining Room	13'4 x 8'6			x	2	Main	4	No
Main	Kitchen	9'9 x 8'4			x	3			No
Main	Primary Bedroom	13'9 x 11'2			x	4			No
Main	Bedroom	10'5 x 9'5			x	5			No

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**RE/MAX** Treeland Realty

