

# Abbotsford & Mission

## Rental Listings

Monday, Monday June 17<sup>th</sup>, 2024 - Monday, June 24<sup>th</sup>, 2024



Giving  
Hope  
Today

Drop by our Centre Of Hope located at 34081 Gladys Ave, Abbotsford, BC  
Or <https://www.centreofhope.net>

<b>Emergency Homeless Shelter</b>	604 852 9305 extension 108	<a href="mailto:Cascade.shelter@salvationarmy.ca">Cascade.shelter@salvationarmy.ca</a>
<b>Outreach</b>	604 852 9305 extension 136	<a href="mailto:Barbara.Payne@salvationarmy.ca">Barbara.Payne@salvationarmy.ca</a>
<b>Family Services</b>	604 852 9305 extension 199	<a href="mailto:Randy.clayton@salvationarmy.ca">Randy.clayton@salvationarmy.ca</a>
<b>Case Planning</b>	604 852 9305 extension 193 604 852 9305 extension 196	<a href="mailto:Debbie.buckles@salvationarmy.ca">Debbie.buckles@salvationarmy.ca</a> <a href="mailto:Cindy.sale@salvationarmy.ca">Cindy.sale@salvationarmy.ca</a>

*Staff from the Salvation Army have compiled this list for your benefit. We have tried to make it as accurate as possible. Please use your own discretion when using this list (and please be mindful of potential scams and other possible fraudulent activities associated with the provided postings). We are not responsible for the condition of rental units as these listings are compiled from public internet resources. The postings contained in these listing are for rentals marked at \$3,000.00 and below. The postings contained in this listing are not corrected for grammar or content.*

# Basements:

## \$995 Studio In A Great Location (Abbotsford)

Bedrooms: 0, Bathrooms:1, Pets: With Approval, No Smoking, Utilities: Tenant to pay 15%

Available: July15th, One Year Lease Required, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent. Welcome to this perfect location studio. It is only a 5 minute brisk walk away from the downtown core of Abbotsford! This unit offers open living, in suite laundry and a secluded outdoor space. Please call Ace Agencies at 604-853-2718 ext. 1, to book a viewing. Reference the address: "34195 George Ferguson Way, Abbotsford"

## \$1,000 / 1br - 1 Bedroom 1 Bathroom Bachelor Suite (Aldergrove, B.C.)

Less than 5 minute drive (15 minute walking distance max.) to grocery stores, recreation centre, bus stops, Aldergrove Secondary, and other stores. Parking available at the front of the house

No smoking permitted inside; however, an outside designated area is okay. No Pets, Shared Laundry available Electric heating system, Reference & last 2 pay stub required. (604) 356-7724.

## \$1,400 / 1br - Updated Basement Suite in Abbotsford (Abbotsford)

Updated Basement Suite In Abbotsford, **35500 Old Yale Road - BSMT, Abbotsford, BC, V3G 2C5**, \$1400 per month, Available now, 1 bed, 1 full bath, Bedrooms: 1, Bathrooms: 1, Pets: With Approval

No Smoking, Utilities: Tenant Pays 30%, Available: May 1<sup>st</sup>, 6 Month Lease Required, Security Deposit: Half Months Rent Pet Deposit: Half Months Rent, This updated 1-bedroom, 1-bathroom basement suite offers the perfect blend of comfort and convenience. Situated in a prime location, you'll enjoy easy access to amenities and the tranquility of being next to a beautiful park. This home also comes with ample parking. **Contact Us:** Ace Agencies Property Management, 604.210.3992

## \$1,400 / 1br - 500ft<sup>2</sup> - Modern & Cozy Basement Suite (East Abby- McMillan area) (East Abbotsford)

Renovated 1-bedroom fully-furnished gardenview basement suite in East Abbotsford, available July 1st.

Situated at the end of a quiet cul-de-sac, the suite is in a safe and quiet area, within walking distance to local transit, shopping, medical, downtown, banks, gas stations, and restaurants. Three minutes to freeway access, five minutes to UFV, and ten minutes or less to the hospital. This fully furnished suite has a bedroom, bathroom, living room, kitchen, its own separate entrance, and shared laundry. Stove, fridge, and microwave are included. Plenty of street parking available at the end of the cul-de-sac. (Sorry, unfurnished is not an option.) This suite is only available to one person (due to its small size). It would be suitable for a professional; someone who is mature, responsible and quiet, and who would take good care of it, and whose lifestyle does not involve partying. No pets, smoking, marijuana, vaping, drugs, parties, or extended overnight guests. References from previous landlords are required and will be checked. Proof of employment is also required.

Utilities (water, hydro, heat, and highspeed internet) are an additional \$75/month, to be paid at the same time as the rent on the 1st of each month. Damage deposit of half a month's rent is required at start of lease . FYI: Family living upstairs with young children. We try our best to keep the volume down, but things can get a bit noisy at certain times of the day. Just so you know in advance and are okay living with it.

Please email and tell us a bit about yourself, your interests.

[4501e82fa4fb37c88317890705647e42@hous.craigslist.org](mailto:4501e82fa4fb37c88317890705647e42@hous.craigslist.org)

### \$1,450 / 1br - 1 bedroom 1 bathroom suite (East Abbotsford)

Available Sept 3rd 2024, 1 large bedroom, and 1 bathroom with tub

Large living room with gas fireplace, Shared laundry in flex room, Appliances are 2 years old

Private side entry with fenced yard, Driveway parking, Wifi and Optik cable included, Shared utilities (gas/hydro/water)

Single person living upstairs with a cat and dog, Open to 6 month or 12 month agreement. Ideal for a student, close to UFV.

[50a4a0edee563f75a6c3818af90e4f2e@hous.craigslist.org](mailto:50a4a0edee563f75a6c3818af90e4f2e@hous.craigslist.org)

### \$1,500 / 1br - One bedroom suite (Abbotsford)

One bedroom ground level basement suite Newly renovated new cabinets and new flooring close to bus stop,one parking in driveway, rent includes utilities and internet, ideal for students,available July 1st or sooner

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### \$1,595 / 2br - Basement Suite in Clearbrook (Abbotsford)

Bedrooms: 2, Bathrooms: 1, Pets: May Be Considered w/Approval, No Smoking

Utilities: Tenant to pay 40% (Wifi & Cable Not Included), Available: Now, One Year Lease Required

Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent, Welcome home to this great 2 bedroom, 1 bathroom basement suite nestled in the heart of Clearbrook. Boasting a fresh makeover with new flooring and paint throughout, and an updated bathroom, this like-new residence exudes modern charm. Enjoy the convenience of off-street parking and your own separate laundry facilities. Step outside to a shared yard perfect for relaxing or entertaining. Don't miss out on this opportunity to live in style and comfort in a prime location. Please call Ace Agencies at 604-853-2718 ext. 1

### \$1,600 / 2br - 2 Bedroom West Abbotsford Suite - RENTDAN (West Abbotsford)

2 Bedroom West Abbotsford Suite, This level entry suite offers

- Private outdoor area- 2 Bedrooms- 1 Washroom- Laundry in suite- Fridge and Stove- Large living room- 1 Driveway parking space. This home is nearby to elementary schools, shops and parks. New photos coming soon! No pets, No smoking, \$1600/month + utilities, Available right away. (604) 504-7368

### \$1,600 / 2br - 2 Bedroom Basement Suite for Rent (Abbotsford / Aldergrove)

2 bedroom and 1 bath basement suite for rent with separate entrance located in new neighbourhood near the Station Rd area. \$1600/month for all utilities included as well as high speed wifi, full HD cable and laundry

(once a week). Available as of June 15/2024. Please email me a little bit about yourself, number of people that will be occupying the suite and phone number for scheduled viewing. Amenities close by:- Bus Stop, FreshCo Supermarket- Gas station- Very close to Fraser Highway

No smoking or pets. Work letter and references required, 1 year minimum lease required, Damage deposit required.

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\$1,650 / 2br - 1249ft<sup>2</sup> - 2 Bedroom basement (Abbotsford)

-2 bedroom -1 washroom -walk in closet -big spacious bedrooms-large family room and kitchen

-private home in lane way of 3 homes -1 parking -laundry can be discussed upon rental

\*\*\*\*\*TEXT ONLY\*\*\*\*\* (604) 217-6262

\$1,600 / 2br - 2 bedroom basement suite (Abbotsford)

2 bedroom, 1 bath basement suite in an executive home. Ground level. Covered deck, possible shared back yard with garden plot. Shared laundry and utilities. No smokers or pets. Close to all amenities. For more information call, Pamela Secord. Lighthouse Realty Ltd. 604.855.7393

\$1,780 / 2br - 1000ft<sup>2</sup> - Spacious 2 bdrm Suite [Ground Floor] (Abbotsford)

\*One bdrm with a extra large room , could be a bedroom , work place /office , \*one bathroom

\*approx. 1000 sq.ft \*Family room just off the kitchen area,\*Private entrance at the side of the house\*Open kitchen; \*fridge stove dishwasher and microwave and washer Provided \*No pet, No smoking, No Marijuana or any kinds \*Street Parking available. \*Close to U of Fraser Valley, Walmart Super-center , \*Costco, Ledge View Golf Club and Recreation Centre \*One year Lease minimum, reference and credit check required \*Looking for quiet and respectful mature tenants, working couples or students \*Available in July \*If you are interested, please email me with the following: - Brief description of yourself including what do you do for a living? - Number of people and Reasons for moving.

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\$1,800 / 2br - 2 Bedroom Basement for Rent (Aldergrove/ West Abbotsford)

Brand new two bedroom and one bathroom basement available for rent from July 1. The rent will be \$1800 per month, wifi and (in- suite) laundry is included in the rent. It is located on the border of Aldergrove and West Abbotsford , close by to grocery stores and bus route. Provide reference from current employer and reference of most recent prior rentals. No pets, no smoking, no vaping inside or outside on the property.

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## \$1,800 / 2br - 1000ft<sup>2</sup> - Basement for rent \$1800

Two bedroom basement, semi lit. Including utilities, laundry and street parking.

Looking for long term tenants. Near all levels of school in East abbotsford. (236) 887-8260

## \$1,800 / 1br - Spacious Suite - Great Location (Abbotsford)

\$1800 per month, Available now, 1 bed, 1 office, 1 full bath, Pets: w/Approval, No Smoking

Utilities: 25%, Available: Now, Month to Month Lease, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent. Introducing a stunning open-concept kitchen equipped with brand-new appliances! Enjoy a bright and inviting living space, a spacious bedroom filled with natural light through a large window, and a versatile den that can easily serve as a second bedroom. The full laundry room features a full-sized washer and dryer. The modern bathroom boasts a new bathtub and shower. Nestled in a prime location on a peaceful cul-de-sac, this home offers convenient access to the highway at Mt. Lehman, making it ideal for commuters.

**Contact Us:** Ace Agencies Property Management 604.210.3992

## \$1,850 / 2br - 1100ft<sup>2</sup> - Wonderful lower suite (Abbotsford)

The property has a driveway on the left side of the home which will be shared with the upper Tenants for their RV and/or boat parking but there is plenty of room to park in front. The driveway in front of the garage goes with the main floor occupants however there is a ton of parking for many vehicles collectively. The fenced backyard will be a shared common area. The smaller garden shed as shown in the photos can be for the suite occupants use; the other sheds as shown in the photos will be for the main floor occupants. Note: one of those structures is a chicken coop so there might be an opportunity for some fresh eggs. This property is delightful and offers endless opportunities for family enjoyment. A few other notes worth mentioning, the home has hot water on demand, as well as hot water radiant baseboard heating (my favorite). There is also a side suite that is currently rented to a quality small family. They have their own private fenced yard and driveway at the right side of the property. You won't even know they are there. Available June 1st. \$1,850 per month. Utilities, water and sewer is extra and will be divided accordingly. 1 cat or 1 dog will be considered. To schedule a viewing appointment please contact Beryl 604-820-8888.

## \$1,899 / 3br - 2 Bed+Den/1 Bath Basement Suite for Rent close to ARC (Abbotsford)

2 bedroom + den/office/storage, 1 bathroom GROUND FLOOR/WALK OUT basement suite available for rent in East Abbotsford close to all levels of schools, shopping and Abbotsford Rec Centre. Tenants must be respectful, and responsible, and should take good care of the place. It is a big, open and ground-floor basement suite with almost 1100 sqft in space.

Renovation done: New Kitchen Cabinets, New Washroom, New Blinds, and Laminate flooring throughout.

Available July 1st, 2024, 40% Utilities (water, hydro, gas), Separate Laundry, Parking for 4 cars on driveway (shared)

Garbage, recycling, and yard waste pickup included, Pets upon approval, No drugs/no smoking/vape

1/2 month security deposit required, Proof of Income required, Reference check required, 1-year lease then month to month

Catchment schools: McMillan Elementary, Yale Secondary, Fraser Middle, Irene Kelleher, Two-minute walk to Abbotsford Rec

Centre, If you are interested, please reply by email with some general information such as:

1. Who would be occupying the suite 2. When you would like to start the tenancy 3. Your employer 4. The best phone number to reach you at, Applications are on a first-come, first serve.

[881a42f186423e3c94796d95fb6024f0@hous.craigslist.org](mailto:881a42f186423e3c94796d95fb6024f0@hous.craigslist.org)

# Houses/Apartments:

\$1,000 / 1br - Abbotsford 1 Bed /1 Bath Apartment (Abbotsford, BC,)

Ground floor unit with 1 bedroom plus Den!! ( this den is a real room with a door ). Quiet location at back of building. Electric fireplace, convenient eating bar, 6 appliances, underground parking for 1 and a storage locker.

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\$1,225 / 1br - Top Floor One Bedroom (Abbotsford)

Large Bright one bedroom in older building on north side of building. Close to historic downtown. Comes with fridge, stove, dishwasher, laminate flooring, in suite storage and also a storage locker, underground parking, laundry in building. Close to all levels of schools and UFV, easy highway access. Must have good credit and references. THIS IS A NON SMOKING AND VAPING UNIT AND BUILDING. AVAILABLE JULY 1, 2024 For more info and to view CALL Marilyn 604-855-7393 no emails

\$1,495 / 1br - 625ft<sup>2</sup> - Renovated and Large 1 Bedroom Suite - Available July 1st (Downtown Abbotsford)

An extensively renovated heritage apartment building walking distance to South Fraser Way and Seven Oaks Mall! Located in the desirable Downtown Abbotsford Area and close proximities to Abbotsford Hospital, Downtown Abbotsford, Abbotsford City Hall, Clearbrook Road, churches, restaurants, cafes, Highway 1, and gyms. Walking distance to grocery stores such as Fresh Co, Safeway, Save on Foods, Etc! This is a no smoking and no pet building. This renovated unit features the following:  
-Luxury vinyl plank throughout the entire suite-New modernized white painting of the entire unit-Large sliding door allowing for bright natural light throughout-Modernized LED lighting throughout the suite-Covered parking available at the back of the building- Extremely quiet building with delicate screening of tenants prior to selection. The building has been renovated with new common area carpets, modernized paint throughout, and new LED lighting.

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\$1,500 / 1br - One-Bedroom Condo at The Tamarind (Abbotsford)

\$1500 per month, Available now, 1 bed, 1 full bath, Pets: W/ Approval

No Smoking, Utilities: Water included, Available: Now, One Year Lease Required

Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent, Welcome to your new home at The Tamarind, where convenience and comfort meet luxury living! This stunning one-bedroom condo is perfectly situated near shopping and restaurants, offering you the best of both at your doorstep. Conveniently located

near shopping centres, restaurants, and entertainment options, making it easy for you to enjoy the best of city living. **Contact Us:** Ace Agencies Property Management. 604.210.3992

### \$1,649 / 1br - 580ft<sup>2</sup> - 1 bedroom unit Available - Pets welcomed (Abbotsford)

Each suite includes a stainless-steel fridge, stove, dishwasher, and microwave, as well as an in-suite laundry set. Kitchens and bathrooms are accented with quartz waterfall countertops, under cabinet lighting, and double sinks. Floors throughout each suite are finished with faux-wood laminate, and carpet in the bedrooms for comfort. Suites are well lit with large windows, and the 9' ceilings and wide balconies create a roomy feel. Key suite features:

- Some units overlook the greenbelt
- Rough-in air conditioning for portable A/C
- In-suite storage
- High-quality finishes throughout

Location: Quietly nestled beside Horn Creek Park, Equinox is a short drive to Sevenoaks Mall. Maclure Road itself exits onto Hwy #1 near the Highstreet Shopping Centre, making commuting a cinch. Nearby schools: Terry Fox Elementary, Colleen & Gordie Howe Middle School, WJ Mouat Secondary. Limited covered (gated) parking available for \$45 per month or uncovered parking at \$40 per month. Credit and reference checks will be done for all applicants. No smoking. Electric BBQs only.

Minimum 1-year lease. Tenants must carry tenancy insurance. Pets allowed - • Up to 2 Cats or 1 Dog

- Must be under 25lbs. full grown
- Pet must be registered and Pet Agreement signed. More great rental suites in Abbotsford available at Parkview Place: 778-666-5214

### \$1,700 / 2br - 700ft<sup>2</sup> - 2 bedroom apartment (Abbotsford)

This 2 bedroom apartment corner suite is on the 3rd floor with an enclosed balcony. The entire suite is freshly painted. Gas fireplace. Laundry in the building, secured parking spot, and a locker for storage.

No pets or smoking allowed. A few minute walk to Seven Oaks Mall and many amenities. \$1700/month

Utilities not included. For a viewing call Pamela Secord. Lighthouse Realty Ltd., 604.855.7393

### \$2,050 / 1br - 700ft<sup>2</sup> - 1 bedroom coach house suite (Abbotsford)

Have it all! Country living in the city! Brand new 1 bedroom coach house suite on pretty ½ acre property in a quiet, private neighbourhood. Close to freeway, Abbotsford Airport and High Street Shopping Centre. Available June 15, 2024. Well-kept home and property backing onto ALR. Lots of natural light, spacious mud room entry with storage, in suite laundry, gas fireplace and air conditioning. Rent is \$2050 per month + utilities + damage deposit. Nonsmoker, no pets. Employment verification and references required.

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### \$2,400 / 2br - 1500ft<sup>2</sup> - Upper suite (Abbotsford)

2 bedroom plus den /washer and dryer. Upper floor in a house. Landlords live below suite. This is only suitable for 1 or 2 persons. No pets and no smoking on premises. Quite neighbourhood in the country in west Abbotsford. Utilities included. Rent negotiable for the right tenant. ABSOLUTELY no smoking or vaping by tenants or their guests.

[6094061c3507332c9cdcf5025034c30@hous.craigslist.org](mailto:6094061c3507332c9cdcf5025034c30@hous.craigslist.org)

## \$2,400 / 2br - 860ft<sup>2</sup> - RESIDE - 2 BEDS + 2 BATHS + STORAGE + 1 PARKING IN ABBOTSFORD (ABBOTSFORD)

COURT - Within a highly walkable community, Court is steps away from Sevenoaks Shopping Centre and minutes from Abbotsford's historic downtown and the picturesque trails surrounding Mill Lake Park. Transit routes nearby make it easy to move in and out of the City Centre as inviting shops and outdoor amenities encourage locals to stay local and enjoy life closer to home. Size: 860 sqft, Building Type: Condominium, Strata Manage: Yes, Furnished: No, Bedrooms: 2, Bathrooms: 2 Balcony: 1, Floor: 3<sup>rd</sup>, Storage Room: 1, Parking: 1, Utilities included: Water + Hot Water \*Tenant is responsible for all other utilities such as Electricity, Gas, Internet, etc, Pet: No, Smoking: No, Sublease & Subletting: No.

[679f72efbdde3e9cb64efae0b88242bd@hous.craigslist.org](mailto:679f72efbdde3e9cb64efae0b88242bd@hous.craigslist.org)

## Mission:

### \$1,375 / 2br - Very nice two bedroom lower suite w/laundry (Mission, BC)

Very nice updated and spacious lower suite.

Available May 1st. - Two bedroom plus open den, great space for an office

- All newly renovated- Private laundry- Large open living room and kitchen area- Gas fireplace in living room  
- Private driveway parking- Great location, close to West Coast Express, schools parks, shopping and Mission Leisure Centre. No pets. No smoking. Rent is \$1375 with shared utilities. References and credit checks required. References and credit checks required. For inquiries and viewings please email rentals @ topproducersrealty.ca. during business hours, Mon-Fri (9am-5pm); Closed Saturdays & Sundays.

\*Please reference '3 Avenue' listing' when inquiring. (604) 820-9000.

### \$1,500 / 2br - 950ft<sup>2</sup> - 2 bedroom suite for rent (Mission)

Spacious 2 bdrm basement suite for rent. July 1st. it's possible for keys before the first.

\$1500 plus 30% utilities with utilities being negotiable. Pets are negotiable. Laundry shared and days will be negotiable, with laundry room being close to entrance. No laundry option for less rent (-100\$). Large front yard and 2 level backyard. Lots of parking out front. Near schools, bus stops and leisure center. Off of grand street and 6th avenue. If you are interested try writing a brief message about yourself and who will be occupying the unit.

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### \$1,580 / 1br - 880ft<sup>2</sup> - Spacious Main Level 1 bed 1 bath (mission)

Beautiful and updated 880 sqft one bedroom one bathroom main level (basement) suite located in a quiet residential community with schools and areas to eat, go to yoga, nail salons and more, located just at the base of the hill ( Staves Lake St ).



Separate entrance with parking in driveway provided. In suite laundry ( once a week ) and utilities are included. Looking for a quiet tenant with good work credentials and references to provide. One year commitment minimum.

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\$2,300 / 3br - 1250ft<sup>2</sup> - Great family location, near schools and mission city train!

Apartment located at Mission Manor in downtown Mission, short walking distance to shops, cafes, restaurants and to the Mission City train station. Corner unit with great view of the mountains, Available starting July 15, 2024! Details:-3 bed -2 full bath-w/d in unit-dishwasher-balcony-1 covered parking stall-1 storage locker-elevator in building-includes garbage, recycling, water-hydro and cable are not included. Minimum 1 year, Move in / out fees applied, No sublet/vaping/ smoking/pets/ drugs. Tenant insurance, reference checks, and credit checks are required, Viewing by appointment only. Currently occupied and available starting July 15 2024, Please share your details, why you are moving, employment status, how many people will occupy the unit, etc. via email.

[8fea1457868d3e18bc47fe498f290c6d@hous.craigslist.org](mailto:8fea1457868d3e18bc47fe498f290c6d@hous.craigslist.org)

\$2,500 / 2br - 1600ft<sup>2</sup> - 2 bedrooms suite in a house near mission town center (mission)

This is two bedrooms suite in a very comfortable house (not whole house for rent) is nestled on five idyllic acres! yard is about 10000sf, other land are bushes and small cedar trees, Enjoy fresh air, cedar trees and organic berry plants. Deer, birds and cute bunnies always visit. The local mall, The Junction, is just a few minutes away by car. It includes Save-On-Foods, Canadian Tire, London Drugs and Wendy's. As well, Superstore. Walmart and Safeway are nearby. The elementary and high school and bus stop are all within walking distance. This location is very quiet. It's a great neighborhood with good privacy. Since the property is five acres, your only neighbors are across the street. The house has a newer roof, new paint, new laminate flooring, a new fridge and washer, and brand new vinyl windows. The property is on city water, gas and sewer. Shaw cable and Telus internet are available.

We have a strict no smoking policy on property. You must provide income verification or evidence that you can afford rent. A credit check will be done. Please tell us: -Who will live in the home - The pets you have -Your job -Your reason for moving -The move-in date you need- Your length of stay - Your phone number, we can offer furnished suite with \$3000 per month Note: Kindly answer all of the above to qualify. Applicants will be emailed a rental application.

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