

# Abbotsford & Mission

## Rental Listings

**Monday, Monday July 8<sup>th</sup>, 2024 - Monday, July 15<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:

\$1,000 / 1br - 548ft<sup>2</sup> - 1 Bedroom Basement Suite (Abbotsford)

East Abbotsford Basement Suite Available August 1st

One bedroom, one bathroom suite with a separate entrance. Utilities, WiFi, and shared laundry included. 548 S.F. No pets, no smoking. Recently remodeled with LVP flooring, paint, and trim. One year contract required. \$1000/Month and a \$500 Damage Deposit.

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\$1,300 / 1br - 650ft<sup>2</sup> - 1 Bedroom, 1 Bathroom Basement Suite (Abbotsford / Aldergrove)

1 bedroom and 1 bath basement suite for rent with separate entrance located in new neighbourhood near the Station Rd area. \$1300/month for all utilities included as well as high speed wifi, full HD cable and laundry (once a week). Available as of July 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, Damage deposit required.

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\$1,300 / 1br - 1 Bedroom Furnished Suite - RENTDAN (Abbotsford)

1 Bedroom + 1 Bathroom Partially Furnished Basement Suite

This suite in a newer home features- Basic furnishings- Private entry- Fridge + Stove- Bedroom with TV- Utilities included - No laundry. This home is close to schools, freeway access, Abbotsford Hospital and lots more ! No smoking, No pets, \$1300/month, Available Aug 1<sup>st</sup>. (604) 504-7368

\$1,400 / 1br - Basement for rent, 1 Bathroom, 1 Bedroom (Abbotsford)

Basement for rent in Aldergrove\Abbotsford area. One bedroom and Bathroom with a in-suite laundry. The basement has on street parking, wifi is not including. Great area, is walking distance from park and grocery store. Has many great amenities in the surrounding area.

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\$1,450 / 2br - 2 Bedroom Suite Near Mill Lake (Abbotsford)

Bedrooms: 2 Bathrooms: 1 Pets: No Pets No Smoking, Utilities: Tenant to Pay 40%, Available: Now

One Year Lease Required, Security Deposit: Half Months Rent, Spacious basement suite with 2 bedrooms, 1 bathroom located in central Abbotsford. Walking distance to Mill Lake Park. The home has updated floors &

has been newly painted along with brand new appliances being installed. In-suite laundry included! Please call Ace Agencies at 604-853-2718 ext. 1

\$1,500 / 1br - 650ft<sup>2</sup> - East Abby 1 Bed 1 Bath Suite \$1500/Mnth (Mckinley Dr) Desirable East Abbotsford Neighbourhood, just off McKee on Mckinley Dr. 1 Bedroom 1 Bath with own laundry, above ground entry, small private patio space and lots of light! \$1500/Month includes all utilities, cable/internet. (May have option to provide furnished for additional rent). Accepted tenant must provide proof of tenant insurance. Your own entry at side of house, full kitchen with dishwasher, lots of countertop space, double closet in bedroom, pantry off kitchen. Available Aug.1 (dates may be slightly flexible) with newly renovated bathroom, fresh lighter paint and new flooring. Single occupant preferred. We are a young family with 3 small children (5,4 & 6 month old) however house is quiet after 9pm every night. If interested send us a text or email with a little bit about yourself. Bryan & Ashley 604-864-7840.

\$1,525 / 1br - Oldie but a Goldie! One Bedroom and Bath in Heart of Abby!  
\*\*Rent Negotiable for Long term Leases\*\* Oldie but a Goldie, One Bedroom and Bath in Heart of Abby!  
This unit is an older building remarkably close to everything in Abbotsford at South Fraser Way. This one bedroom condo is ground floor, nice appliances including dishwasher, and a beautiful patio. Wonderful for cooler summers! The unit has been renovated and being an older building, the suite is very spacious. Ground floor facing West. Suite Features:- 1 bedroom- 1 Bathroom- Private patio- Stove, Fridge, Dishwasher- Recently Renovated- Laundry is COIN Laundry- One Underground Parking- Small Cat negotiable with pet deposit - No smoking in the suite or on the patio.

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\$1,550 / 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, \$1550/month + utilities. Available right away. (604) 504-7368

\$1,600 / 2br - 2 bedroom 1bathroom basement for rent (Abbotsford)  
2 bedroom 1bathroom basement for rent from August 1,2024 Close to WJ Mouat Secondary and all levels of schools, it offers educational convenience. Surrounded by amenities like Clearbrook park (dog park), MRC (Pool, Gym, Sauna) and Rotary Stadium's outdoor track, the location is a recreational haven and perfect to raise a family. Public transit is a 4-minute walk away. With a fully fenced 8500 SQFT backyard consisting of a shed (13' x 9'), massive wooden deck (20' x 12') and a spacious workshop. For more information please contact me at (778) 552-8161

## \$1,600 / 2br - 2 Bed 1 Full Bath basement (Abbotsford)

2 bedroom, and one full bath, basement suite located in a fantastic family neighborhood. Furnished. This gorgeous suite includes a living room, kitchen with stainless steel appliances, 2 bedrooms, and full washroom. Nice location in the subdivision with NO backyard neighbors. Easy access to Abbotsford airport, Highway 1- perfect for commuters. Elementary school within walking distance (1km). Rent includes heat, hydro, internet and water. Sorry, NO laundry, no smoking and no pets permitted (Medical Reasons). Great value for a fantastic suite in a prestigious neighborhood. It's a quiet Professional family looking for a professional as worry free tenants., Public transport is approx. 1km away.

Please fill :- <https://form.jotform.com/201006603599048>

## \$1,600 / 1br - 1000ft<sup>2</sup> - Large Bright One Bedroom Suite (Abbotsford)

Large Bright Ground Floor One bedroom suite available

1000 sq.ft Lots of natural light, very peaceful setting near Matsqui Abbotsford. Close to Abbotsford and Mission Bridge. \$1600/ month includes all utilities except wifi/cable. Insuite laundry, dishwasher. Separate entry with quite retired couple living above.

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## \$1,600 / 2br - Sweet Suite (Abbotsford)

Bedrooms: 2, Bathrooms: 1, Pets: May Be Considered, No Smoking, Utilities: Tenant to pay 30%

Available: Now, One Year Lease Required, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent Location, Location, Location!, Walk to all levels of school from this above ground suite. 2 bedrooms and 1 bathroom with a walk-in shower. A pet would be considered. Fenced yard shared with upper couple. Off-street parking. Fridge, stove + dishwasher, shared laundry. Please call Ace Agencies at 604-853-2718 ext. 1

## \$1 / 3br - 3 Bedroom Basement For Rent (Abbotsford)

No smoking/vaping, no pets, no recreational drugs/marijuana allowed.

3 bedroom ground level basement suite, with separate entrance. Near all levels of schools, amenities & shopping centers. Public transit available nearby. Great location in Blueridge/Clearbrook area. Security deposit, no subletting, references required.- In building laundry available- Street parking spot available- Utilities and wifi included - Separate private entrance. If you have any questions, please feel free to contact via phone/text/whatsapp. Thanks! 778-908-1095/604-870-9041

## \$1,700 / 2br - 2 bed rooms bst suite (3188 alea ct.Abbotsford)

3188 alea ct. Abbotsford bc.2 bed rooms. Bst suite.Rent is \$1700.00 a month.available on August 1st.utilities included. Laundry available. No pets.no smoking.no party. Phone 604 807 2553.604 852 3406.

## \$1,800 / 2br - New basement suite (East Abbotsford)

New basement suite located in East Abbotsford. Close to Yale Secondary, ARC and bus route. Available July 1, 2024. -Two bedrooms, one bathroom-Utilities included: hydro, gas, water, sewer (No Wifi or cable)-Appliances-Fridge -Stove-Microwave- Washer/Dryer, \$1800 per month, No smoking/marijuana, vaping, parties, pets! (604) 997-3028

## \$1,800 / 2br - 900ft<sup>2</sup> - 2 Bedroom Basement suite for Rent (Abbotsford / North Clearbrook)

Updated 2 bedroom, 1 bathroom basement suite for Rent. Closet and large window in each room. Central air conditioning. 900 square feet, full kitchen and full bathroom. Close to all levels of schools and parks. \$1800/month plus 40 % of utilities. One year lease preferred. Month to month lease can be considered as well. Washer & dryer are inside the unit. No smoking, No drugs, No vaping., Separate entry. Credit check, background check - references are required. Available July 15th. Following will be required from potential tenant: 1. Reference check from employer.2. Reference check from previous rental.3. 2 months paystubs.4. Security deposit. 5. No smoking / vaping or drugs. 6. How many adults / children? Please contact : 778 758 0183 (texts and phone calls okay).

## \$1,995 / 1br - East Abbotsford 1 bedroom furnished Large suite short term ok! (Mcmillan, Yale, East Abbotsford)

Available Sept 1, Large 1 bedroom suite, full kitchen, fully furnished, Flat screen tv free internet, free cable with theme packs, no smoking, no pets, no loud noise after 8 pm shared laundry, please email me the following, First and last name of persons intending to stay what you do for work, why you are moving.

[fe5fb080c6493c28917c3353863fa7fe@hous.craigslist.org](mailto:fe5fb080c6493c28917c3353863fa7fe@hous.craigslist.org)

# houses/Apartments:

## \$1,400 / 1br - "Sweet Suite" 1 bed bath with laundry (Abbotsford)

Clean large one bedroom suite with laundry room in quiet NO SMOKING building. Close to Mill Lake, Abbotsford Regional Hospital/Cancer Clinic, shopping, West Oak Mall, bus routes and restaurants. Includes underground secured parking and storage locker. Available July now. Easy to show. References required. If your interested please message me with how long you intend to rent (long, short term) who suite would be for, retired/employed, have pets or anything else you would like to share. \$1400 a month. Cat neg.

[1823accf20493495938d3c527da2e26e@hous.craigslist.org](mailto:1823accf20493495938d3c527da2e26e@hous.craigslist.org)

\$1,600 / 1br - 625ft<sup>2</sup> - Newly Renovated Spacious 1 Bed Suite - Avail Aug 1! (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. Available August 1st! This is a no smoking and no pet building. This renovated unit features the following: -Luxury vinyl plank throughout the entire suite  
-New Kitchen Cabinets with quartz countertops-Brand new bathroom with new bathtub, vanity, and toilet  
-New modernized white painting of the entire unit-Large sliding door allowing for bright natural light throughout -Modernized LED lighting throughout the suite-In suite laundry -Covered parking available at the back of the building.

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\$1,625 / 1br - 581ft<sup>2</sup> - Gardner Living Pet Friendly 1 Bed

Bedrooms: 1 Pet-Friendly: At Gardner Living, we understand the importance of your furry companions, which is why our community warmly welcomes pets. Features and Amenities: Indulge in luxury and convenience with our meticulously designed apartments. In-suite Laundry: Enjoy the convenience of doing laundry from the comfort of your own home. Samsung Appliances: Experience the pinnacle of modern living with top-of-the-line Samsung appliances, including a French-door refrigerator, electric range and oven, microwave/hood fan combination, and stainless steel dishwasher. Whirlpool Washer and Dryer: Say goodbye to laundromat visits with our Whirlpool washer and dryer included in every apartment. Professionally Managed: Rest assured knowing that your comfort and satisfaction are our top priorities, with professional management available to address your needs promptly.

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\$1,650 / 1br - 676 sq. ft. - 1 bedroom, 1 den, and 1 bathroom - clean & quiet (Abbotsford)

Clean, quiet and well-kept one bedroom, one den and one bathroom condo available in a building built in 2009. The address is 2233 McKenzie Road. 10 minute walk to Home Depot and Walmart. Rent is \$1650/month, excluding utilities. It comes with one designated parking spot in the underground parking garage. There is storage space available there for your personal items, and a general parking lot for visitors. Will conduct an employer reference check, landlord reference check, credit score check and request bank statements of up to three months, including pay stubs. The unit includes a washer/dryer.

Stainless steel fridge and microwave. Gym, mail locker, and a rec room. The lease must be a minimum of 1 year.

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\$1,600 / 1br - 900ft<sup>2</sup> - THE WADDINGTON 32063 MT WADDINGTON AVE (ABBOTSFORD)

NO MOVE IN FEES, 1 BDRM FACES NORTH, W/D/S/F/DW/FIREPLACE

HOT WATER INCL, SECURED PARKING-STORAGE LOCKER, CLOSE TO ALL AMENITIES

PETS NEGOTIABLE, 900 SQ FT, 4th FLOOR FACES NORTH, \$1600/MONTH, 1 YEAR LEASE, AVAIL IMMED

CALL CATHY 604-853-0549

\$1,625 / 1br - 581ft<sup>2</sup> - 1 Bed Apartment | For Rent | Abbotsford (Abbotsford)

Welcome to Gardner Apartments:

Pet friendly living in the perfect location is what Gardner is all about. With beautiful apartments to rent right next to Gardner Park, you (and your dog Charlie) will love being steps away from open green spaces. Enjoy the convenience of keyless entry, a parcel room and a shared outdoor space. Morning runs, weekend picnics, hangouts at the breweries up the road. It's all possible here. And with great shops nearby and easy access to the highway, work and the great outdoors are closer than you think. A flexible nook off the kitchen. An ensuite right off the main bedroom, and walkthrough closets for plenty of storage.

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\$2,350 / 2br - 975ft<sup>2</sup> - ABBOTSFORD TOWNHOUSE FOR RENT! (Abbotsford)

This beautiful - one of a kind - townhouse in Abbotsford is an absolute must see ! Don't hesitate renting this updated 2 bedroom, 1 bathroom home. With updated kitchen fitted with stainless steel appliances, white shaker cabinets, plenty of storage space, tiled backsplash and great bar top. Laminate flooring throughout whole home with fresh bright white walls. Ample sized bedrooms, with closets storage. Updated bathroom with stone counter vanity, tub/shower, and tiled flooring. This unit comes to just about 975 sqft. Also has private covered patio leading out to green space . Located in Abbotsford- close to all amenities including local grocery, various restaurants, coffee shops, shopping, parks and trails, easy route to connecting HWY's, and fantastic schools such as Alexander Elementary, Abbotsford Middle and Abbotsford Secondary . Rent is \$2350 plus utilities. No smoking, pets are upon approval.

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\$2,550 / 3br - Abbotsford Modern 3 Bed 3 Bath Townhouse. Convenient Location. (Abbotsford)

Abbotsford Cedar Park Plaza, 3 Bed 3 Bath Modern Townhouse, Hillcrest Ave. Available Aug 1, 2024.No Smoking of any kind. One-Year Lease. Prefer No Pets, Rent includes Garbage, Water and Sewer.Rent does not include utilities. Welcome to Cedar Park Plaza, a fantastic property located within walking distance to many shops and restaurants and only minutes to Highway 1! Features:- 3 Bed 3 Bath 1 Den-High Ceiling with Modern finishing- Wrap Around Deck boots extra storage- Heating: Electric- 2 Parking Spots available (No garage)- A short Walk Up from the parking- No elevator in this building.

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\$3,300 / 5br - 2273ft<sup>2</sup> - 5 bed 2.5 bath upper suite (west abbotsford) (Abbotsford)

2273sqft, 70% split on water/sewer, hydro, gas, Tenants responsible for setting up their own internet, Prefer no pets. No Smoking, In-suite washer/dryer, Spacious upper suite on 2 levels- open concept kitchen with fridge, stove/oven, dishwasher and island. Overlooking the living area with a fireplace. Dining room and living room and 1 bedroom and 1/2 bath on the main level. Up stairs has a large primary bedroom with a walk in closet, 4 piece bathroom. 3 other good size bedroom and a 4 piece bathroom upstairs. Large garage and shared backyard in a family oriented neighbourhood. 1/2 month security deposit required, Reference checks required, Proof of Income required, Credit check may be required, Tenants Insurance recommended, To view this property please let me know:, How many people will be living there?

Ages and how you are all related? What do you do for work or how you receive income? Reason for moving? Preferred move in date? Any pets?

[34be1a1fc86830c982e2a1733bf20308@hous.craigslist.org](mailto:34be1a1fc86830c982e2a1733bf20308@hous.craigslist.org)

## Mission:

\$1,300 / 300ft<sup>2</sup> - Small bachelor suite (Near mission Town Center)

One year lease , This small bachelor suite has small kitchenette, including microwave , small fridge and one small electricity stove , big walk in closet , suitable for one person or one person with a cat , it has its own full washroom and private entrance . It is side by side duplex --the bachelor suite and two bedrooms suite . it locate in a very quiet , peaceful and great neighborhood , 7 minutes driving to Mission town center, shopping mall and all stores and restaurants . This is no smoke property , please tell us your job , move in date needed , reason for moving and how long you would like to stay , we only response to qualified tenants .

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\$1,395 / 2br - Lovely 2 bedroom 1 bathroom unit available (Mission)

Beautiful 2 bedroom 1 bathroom suite in an Executive style home .

Private laundry and street parking. No dogs. Cat considered with pet deposit Sorry no smoking.

Available August 1<sup>st</sup>, \$1395 a month including basic utilities. Internet and cable are not included.

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 'Eggleston listing' when replying. (604) 820-9000

\$1,395 / 2br - Lower 2 Bedroom 1 Bath Suite (Mission)

Newer house, near schools and bus, centrally located.

2 bed 1 bath ground level suite, \$1395.00 a month with shared utilities, 20% hydro, gas and city utilities one off street parking, Private laundry, Sorry no smoking and no pets, Available July 1<sup>st</sup>, 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 'Bakerview Lower Listing A' when replying. (604) 820-9000

### \$1,450 / 1br - 1 Bedroom Suite (Mission)

1 Bedroom Suite with Private Laundry in Mission

Available starting August 7th, our cozy ground level suite offers comfort and convenience in the heart of Mission. Located on 14th Ave, right on a bus route, it's perfect for easy commuting and accessing nearby amenities. Bedrooms: 1, Bathrooms: 1., Utilities: Included, Private Laundry: Yes, Pets: Small pets negotiable rent: \$1450/month, This suite is ideal for individuals or couples seeking a well-maintained space with the added convenience of private laundry facilities. Small pets are negotiable, allowing flexibility for pet owners. (604) 788-5151

### \$1,550 / 2br - 2 bedroom 1 bath basement suite (Mission)

2 bed 1 bath, Above ground, Utilities included but no laundry, Use of large backyard and outdoor storage May consider pets, Available July 15, 1550\$, Please send an email for inquiries or Please text 604 615 1237

### \$1,560 / 1br - 880ft<sup>2</sup> - Spacious & Updated 1 bed 1 bath Suite (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, Available July 1<sup>st</sup>

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### \$1,650 / 2br - 750ft<sup>2</sup> - Above ground suite (Mission)

This is a really great above ground basement suite that ticks every box. There are 2 decent sized bedrooms, 1 full 4 piece bath, and private in suite laundry! The suite of approximately 750 square foot suite comes with fridge, stove and dishwasher! Enjoy your gas fireplace to control your own heat and also the covered patio which overlooks the fenced backyard and garden. There is 1 parking spot on the left side of the drive way. A bit of storage space can be available in the garage but there is also a good bit of space in the closet under the stairs for bins and other items. Pets are not preferred however 1 small breed may be permitted with excellent references for the pet and the pet owner. A pet deposit will apply. No smoking will be permitted on the property. Cost of utilities are included for a single person but will be adjusted accordingly for multiple occupants. There is a possibility for cable and internet sharing. This is a very quality suite and will suit an individual or couple looking for comfort, quality, quiet, privacy, and space. To schedule a viewing appointment please contact Beryl 604-820-8888.

## \$1,650 / 1br - Brand New 1 Bedroom + 1 Bathroom Suite (Mission)

brand new and never lived in. All appliances are still in plastic wrap. Bedrooms: 1 Bathrooms: 1

Available: July 15 or Aug 1, Appliances: Full Appliances including Microwave, Pets: TBD

Smoking: No, Partying: No, Utilities: Not included (Ratio to be determined), Security Deposit: Half Months Rent

Pet Deposit: Half Months Rent, Brand New, never lived in 1 bedroom, 1 bathroom above ground basement suite in Mission with laundry. Above ground with views of Fraser River and valley.

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## \$1,995 / 3br - 1000ft<sup>2</sup> - BASEMENT SUITE - 3 BDRM & 1 BATH (8473 Doerksen Dr, Mission, BC)

Bright, three-bedroom ground level suite with in-suite laundry and a bathtub. Stainless appliances including dishwasher. Private entrance with a covered deck and a large storage shed. Parking can fit two cars deep and there is plenty of street parking as well. This house is situated on a quiet cul-de-sac surrounded by green space and a one-minute walk from Jack Wade Park. Also, minutes from several elementary schools including Windebank and Hillside. The house is also about a 3-minute walk from public transit. Will consider a cat with deposit. 1 year lease preferred. Tenant pays 40% utilities. The ground level suite has a large storage shed and patio at the side of the house. Text 778-889-1342 to book a viewing.