

# Abbotsford & Mission

## Rental Listings

Monday, Monday July 22<sup>nd</sup>, 2024 - Monday, July 29<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:

\$1,200 / 1br - Nice 1 bedroom basement suite for Rent (Aldergrove)

Nice 1 bedroom suite available for rent . Available August 1st . Bc hydro and fortis bc included . No pets and no laundry . It's on station rd near frescho . For more info please text or call 778-549-9007

\$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>, littleoakrentals.ca, Licensed Property Manager, Royal LePage Little Oak Realty. (604) 504-7368

\$1,300 / 1br - 1 Bedroom 1 Full Bath (Abbotsford)

1 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, 1 bedrooms with Queensize bed, 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>

\$1,400 / 1br - 600ft<sup>2</sup> - Newer Basement Suite 1 Bedroom, 1 Washroom, Central Clearbrook (Abbotsford)

We are looking to rent our Newer Suite 1 Bedroom and 1 Washroom in central Clearbrook area.

- Few minutes drive from Clearbrook freeway on-ramp- Few minutes drive from Abbotsford Hospital
- 10 minute bus ride from UFV- Walking distance to Mill Lake Park - Stainless steel appliances
- Radiant in-floor heating with your own control- Washer, Dryer, Stove, Fridge (no dishwasher)- Street Parking
- All utilities/Wi-Fi are included in the rent- 1-year minimum lease required- Cats might be considered
- Non-Smokers only, inside or outside- Available from Aug 1st, 2024- Past Landlord references required - Job Letter/Pay-Stub required 1. Briefly describe yourself and all occupants. (Max 2 Occupants) 2. Type of employment for all occupants 3. Your move in date and reason why you are moving 4. If you smoke or have pets.

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\$1,450 / 2br - Partly Furnished 2 BDRM suite AVAILABLE September 1st (Abbotsford, BC 5 mins walking distance to UFV Abbotsford)  
FOR RENT SEPTEMBER 1<sup>ST</sup>, LOOKING FOR 2 STUDENTS TO RENT TOGETHER, PARTLY FURNISHED 2 BEDROOM SUITE 5 MINS. WALKING DISTANCE TO UFV ABBOTSFORD CAMPUS, ground-level suite in home in a very nice area. Separate entrance, large windows, very bright, kitchen, living room, 2 bedrooms, 1 bathroom IDEAL FOR 2 STUDENTS TO SHARE, SUITE IS SUITABLE FOR ONLY 2 PEOPLE. \$1450/MONTH INC. water, heat and hydro only, LAUNDRY NEGOTIABLE, Each student is to pay \$725 per month, Walking distance to all amenities including restaurants, groceries, Walmart and bus stop \*\*\*\*International students welcome\*\*\*\*  
Looking for quiet, respectful tenants wanting to rent for at least 10 months to a year or more, References required. PLEASE INTRODUCE YOURSELF AND LEAVE A CONTACT EMAIL OR PHONE NUMBER, SERIOUS ENQUIRIES ONLY PLEASE, There are ABSOLUTELY NO PETS, NO PARTIES, NO SMOKING OF ANY KIND (THIS INCLUDES E-CIGARETTES AND E-VAPING), NO DRUGS, in or around the suite or yard. NO GUESTS OVERNIGHT. SUITE WILL BE AVAILABLE FOR VIEWING AUGUST 27 TO AUGUST 30 BY APPOINTMENT ONLY.

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

Bedrooms: 2, Bathrooms: 1, Pets: One Pet w/Approval, No Smoking, Utilities: Tenant to Pay 40%

Available: Now, One Year Lease Required, Security Deposit: Half Months Rent, Pet 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

\$1,495 / 2br - Brand New Basement Suite (Abbotsford)

\$1495 per month, Available now, 2 beds, 1 full bath, No Pets Please

No Smoking, Utilities: Tenant to pay 1/3, Available: Now, One Year Lease Required, Security Deposit: Half Months Rent, Just beyond the desirable Auguston area of Abbotsford. You will find a brand new 2-Bedroom 1-Bathroom basement suite. With great sized bedrooms and a large living room, you'll find ample space to unwind. Featuring in-suite laundry, enjoy the comfort of clean clothes without needing to leave home! **Lease Terms.** No pets. Tenant pays all utilities, One year lease. No smoking. No dogs. No cats. Tenant pays water/sewer **Contact Us:** Ace Agencies Property Management 604.210.3992

\$1,500 / 2br - 2 Bedroom Basement for rent (Abbotsford)

Basement for rent for 1500 available now. 2 bedrooms, bathroom & kitchen with small living room. Beautiful mountain view. Side entrance. No smoking . No Pets. Perfect for working family of two or three members. quiet neighbourhood. walking distance to plaza & bus stop. one parking . (604) 217-5580

## \$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. No pets, No smoking, \$1550/month + utilities, Available right away. (604) 504-7368

## \$1,700 / 2br - 800ft<sup>2</sup> - Two bedroom basement suit (Abbotsford)

Two bedroom basement suite available with separate entrance and separate laundry in Abbotsford. Very quite neighborhood newly developed subdivision.

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## \$1,850 / 2br - Charming Matsqui Village (Abbotsford)

Bedrooms: 2, Bathrooms: 1, No Pets Allowed, No Smoking, Utilities Included

Available: August 1<sup>st</sup>, One Year Lease Required, Security Deposit: Half Months Rent

Live in charming Matsqui Village! This updated 2 bedroom, 1 bathroom ground level suite features off-street parking on the working farm. No smoking on the property. No pets please. All utilities included! Please call Ace Property Management at 604-853-2718- Ext- 1 to book a viewing. Reference the address: "5923 Riverside Street, Abbotsford"

## \$1,850 / 2br - Two bedroom basement (Abbotsford)

Two bedroom basement for rent in newly built home .Available from August 1. Separate laundry, wifi and utilities included.

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## \$2,100 / 3br - 3 Bedroom basement (Abbotsford)

Newly remodeled 3 bedroom 2 full bath above ground basement suite. Centrally located with private drive and private covered entrance. Very quiet. 1 minute walk to bus. Quiet elderly couple upstairs. Parks surrounding property. NO PETS. Hydro included. No cable. LAUNDRY is negotiable. References required. \$2100.00

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## \$2,250 / 2br - Large 2 Bedroom Condo with 2 Parking Stalls! (Abbotsford)

Bedrooms: 2, Bathrooms: 2, Pets: A Small Dog With Approval, No Smoking

Utilities: Not Included, Available: August 1<sup>st</sup>, One Year Lease Required, Security Deposit: Half Months Rent

Pet Deposit: Half Months Rent, This ground floor corner unit comes with a separate entry and a private patio. 2 spacious bedrooms, ensuite laundry with additional storage. Comes with 2 underground parking stalls and close to the university and highway access. Please call Ace Agencies at 604-853-2718 ext. 1, to book a viewing. Reference the address: "2-33682 Marshall Rd, Abbotsford"

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# houses/Apartments:

\$1,750 / 1br - 600ft<sup>2</sup> - Top floor 1 bedroom + den with great downtown views (Abbotsford, BC)

Top floor 1 bedroom + den in the heart of the city with great views. Strictly no smoking! One dog or two cats allowed with a pet deposit! Available to rent starting August 1 or 15, 2024, Stainless steel appliances

- Dishwasher- In suite washer and dryer- Fireplace- Refrigerator- Stove- Microwave

- One secured Underground parking in a family friendly complex- Exercise room in the building

Walking distance to Abbotsford downtown, Yale secondary school, William A. Fraser Middle school, etc. Close to Hwy 1. Tenant insurance required, Credit/ employment check required if interested, \$100 non-refundable move-in fees applies per strata requirements, Looking for someone quiet and respectful to strata laws - Utilities not included - Secured entry- One storage locker - 2 elevators in the building.

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\$1,750 / 1br - 850ft<sup>2</sup> - Apartment for rent (Abbotsford)

Stunning 1 Bed & Bath + Den , with quality finishes, gourmet kitchen along with high end appliances.

Location: Abbotsford, Rent: \$ 1950month, Available next month, One BEDROOM + DEN + WALK IN CLOSET and One BATH. High ceilings, 14', Washer, Dryer, Dishwasher, Electric oven, Fridge, Stove. This Unfurnished unit has 2 parking spot with separate storage. There are also amazing social amenities on site, , a party room with social lounge area, outdoor dining area and outdoor courtyard including a BBQ. Tenant pays utilities, Pets – Negotiable, \$100 move in fee, Tenant insurance required, References and credit check required. No smoking, no drugs.

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\$1,850 / 2br - 2 Bedroom Apartment Abbotsford Central (Abbotsford)

A beautiful 2 bedroom corner apartment in a quiet, crime free, well managed apartment building in walking distance from Montrose Avenue in Historic Downtown Abbotsford. Hot water included. Secured underground parking available. Outdoor pool in well maintained garden setting. Professionally managed with on site resident management. \$1,850 per month. Sorry, no pets. Please call any time for more information or to view. (604) 556-7705

## \$1,950 / 1br - 800ft<sup>2</sup> - Like New 1 Bedroom + Den Luxury Condo in Abbotsford (Abbotsford)

Like New 1 Bedroom + Den Luxury Condo in Abbotsford - La Galleria for \$1950/month

Freshly Painted and available Now! Discover luxury living in this stunning main floor 1 bedroom + den condo, featuring a bonus solarium perfect for year-round enjoyment. With over 800 sq. ft. of living space, this unit offers ample room to relax and entertain. Highlights: Like-New Condition: Impeccably maintained with top-quality finishes and upgrades. Modern Flooring: Laminate flooring throughout for a sleek, contemporary look. Gourmet Kitchen: Granite countertops, stainless steel appliances, and a natural gas stove. Expansive Solarium: 200 sq. ft. fully enclosed solarium for all-season use. Master Suite: Spacious bedroom with a cheater ensuite and walk-through closet. Luxury Bathroom: Heated tiles and a heated mirror for ultimate comfort. Convenience: In-suite washer and dryer. Flexible Space: Spacious den ideal for an office or a small second bedroom. Parking & Storage: Two underground parking spaces with additional storage. Comfort: Dual zone air conditioning units. Smoke and Pet Free: Enjoy a clean, allergy-friendly environment, Rent: \$1950/month + utilities.

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## \$2,000 / 2br - TOP FLOOR (ABBOTSFORD)

Large Bright 2 bedroom, south facing, on the front of building, one bath, fridge, stove, dishwasher, pantry in kitchen, ample cupboards, washer & dryer. Unit has just been painted from top to bottom including all closets. Master has walk in closet. New flooring through out being laid. Central location on bus route one block to south fraser way or George Ferguson. This is a non smoking, non vaping, unit and building. Comes with storage locker, elevator and 1 parking space. Must have good credit and references. NO emails or text messages, call my office. For more information and viewing Call Marilyn 604-855 7393

## \$2,100 / 2br - Beautiful 2 bedroom 2 bathroom Condo (Abbotsford)

4th floor condo with 2 bedrooms and 2 bathrooms available at the Mill District

Building amenities include secure underground parking, in suite laundry, and storage locker

Available Now. \$2100 a month plus utilities, Sorry no smoking and no pets. References and credit checks required. For inquiries and viewings please email [rentals@topproducersrealty.ca](mailto:rentals@topproducersrealty.ca) during business hours, Mon-Fri (9am-5pm); Closed Saturdays & Sundays. \*Please reference 'Ware' listing when inquiring. (604) 820-9000

## \$2,100 / 1br - 670ft<sup>2</sup> - Fully Furnished 1 Bedroom Penthouse Suite (Abbotsford)

Beautifully furnished one bedroom condo for rent.

Secured underground parking for one vehicle. Visitor and street parking available. Close to Hwy. 1, Fraser Hwy., Major Shopping, Restaurants and Transit. 15 Minutes to Sumas Border Crossing. 15 Minutes to Abbotsford Airport. Fully furnished, including Appliances, Furniture, Television, Kitchen, Bath and Bed Linens. Fully equipped Kitchen with Dishes, Cookware and more. Living Room has three windows facing, east, south and west. Spacious South facing Balcony with view of Mount Baker. Stainless steel Stove, Fridge and

Dishwasher. In-suite Washer and Dryer. Rent includes Wi-Fi, Cable and Heat.

Suite is renovated with new furniture, bedding, etc. This suite is move-in ready, just bring your suitcase.

Suitable for short or long term business appointments, relocations, etc. Would suite single person or couple only. No Pets. No Smoking. Available September 1, 2024. (604) 591-7793

## \$2,500 / 3br - Spacious 3 Bedroom Upper

Pets: Small w/Approval, No smoking, Utilities: Tenant to pay 60%, Available: August 1

One Year Lease Required, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent, This charming 3-bedroom, 1-bathroom upper-level home in Abbotsford is ideally situated in a prime location near the hospital.

The spacious interior features well-lit rooms with ample storage, while the large backyard offers plenty of space for outdoor activities, gardening, and entertaining. Nestled in a friendly neighborhood, this home provides convenient access to local amenities, schools, and parks, ensuring a comfortable and connected lifestyle. Please call Ace Property Management at 604-853-2718 –Ext-1

to book a viewing. Reference the address: “33330 Marshall Road, Upper”

# Mission:

## \$1,000 / 1br - 400ft<sup>2</sup> - Compact suite for 1 person (Mission)

8090 Bluebell Street, Mission. This is a clean and fresh 1 bedroom ground floor suite. The approximate 400 square foot home was recently updated with new flooring and paint as well as other nice improvements. It comes with fridge and stove but no dishwasher and no laundry facilities are available on site. There is electric baseboard heat so you have control of your own climate. Utilities are included. 1 person maximum occupancy. Wifi and cable are not included. Street parking. There is only one closet for clothes in the space so bring a wardrobe cabinet or shelving for some secondary storage. This is a compact home good for a person who is often on the run. Sorry absolutely no pets and no smoking will permitted on the property. There is no yard space that comes with this suite. \$1,000/month. Available June 1st.

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## \$1,195 / 1br - UTILITIES INCLUDED! New lower suite 1bedroom 1bathroom (Mission, BC)

Brand New 1 Bedroom 1 Bathroom lower suite, In Suite Laundry, Walk-in Closet, New Appliances

Available August 1<sup>st</sup>, \$1195 a month which includes utilities (Hydro, Gas, and Water), Sorry not pets and no smoking allowed. 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 'Lower Barker listing 1' when replying. (604) 820-9000

### \$1,295 / 1br - Lower 2 bedroom suite (Mission)

Available Now - Lower 2 bedroom, 1 bathroom lower suite in nice neighborhood of College Heights area.

Close to schools and bus route. Sorry no smoking and no pets, \$1295/ month plus shared utilities

References and credit checks required. For inquiries and viewings please email [rentals@topproducersrealty.ca](mailto:rentals@topproducersrealty.ca) during business hours, Mon-Fri (9am-5pm); Closed Saturdays & Sundays.

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### \$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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### \$1,350 / 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: \$1350/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.

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### \$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

### \$1,400 / 1br - Cute newer one bedroom Mission (Mission)

Lovely, bright 1 bdrm suite in 3 year old home in Cherry Hill Area of Mission. Has a is very large bedroom, small storage area, stainless steel appliances, in suite laundry, covered patio. Utilities are included but you will be responsible for your own cable/internet. No smoking of any kind on property. No pets. Street parking.



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\$1,500 / 1br - Mission Walk 1 bedroom unit on the top floor (Mission BC)  
Centrally located in the convenient downtown area of Mission, (limited number of studio units). All apartment homes include luxury finishes and in-suite laundry, quartz countertops and stainless steel appliances. The building features well thought-out open concept floor plans and a family-friendly and pet-friendly rental community featuring a dog run area, bicycle room, community garden space and secure underground parking (offered for rent when available). With an incredible walk score of 77, most errands can be accomplished on foot. Mission Walk is footsteps to the West Coast Express train station, shopping, recreation, restaurants, parks, and many other amenities are all at your doorstep. \*Please note photos are of a similar unit in the building\* (604) 820-9000

\$1,550 / 2br - Pet friendly 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  
Pet friendly, Available now, 1550\$, Please send an email for inquiries or, Please text 604 615 1237

\$1,995 / 2br - Spacious Above Ground Suite (Mission)  
Bedrooms: 2 + Den, Bathrooms: 2, No Smoking, Utilities: Tenant to Pay 40%  
Available: Now, One Year Lease Required, Security Deposit: Half Months Rent  
Pet Deposit: Half Months Rent, This is a bright and spacious 2 bedroom, 1 full bathroom suite. Separate laundry with full size machines, Suite has it's own garbage and recycling containers. This home also has A/C and shared backyard space. A small pet may be considered. Please call Ace Agencies at 604-853-2718 ext. 1 to book a viewing , reference the address: "8755 Nottman Street, Mission"

\$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.

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