

# Abbotsford & Mission

## Rental Listings

Monday, Monday Dec 30<sup>th</sup>, 2024 - Monday, Jan 6<sup>th</sup>, 2025



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 - 650ft<sup>2</sup> - Stunning suite for rent (Abbotsford)

Looking for a long term, quiet, respectful and responsible tenant!

Offering our one bedroom furnished basement suite for rent - AVAILABLE NOW! Ideal for a single working professional. Newly renovated! Bright and cozy! Modern flooring, décor, paint, kitchen, and bathroom. Free laundry in the unit (not shared). Storage space included. Separate entrance! Clearbrook area.....close to all the amenities (shopping, schools, Mill Park, hospital). Rent is \$1200, plus 20% for utilities. WIFI not included. Absolutely NO SMOKING of any kind in the suite or on the property \* NO PETS \* \* NO DRUGS \*References and employment verification required!

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\$1,250 / 322ft<sup>2</sup> - Studio/1 Bed 1 Bath Townhouse Suite (Abbotsford)

- Studio 1 Bath entry level suite in a townhouse. 10-min walk to University of Fraser Valley. -322sqft (see floorplan in image)-Available February 1, 2025-No Smoking or Vaping inside the unit, and no subletting authorized.-Tenants insurance required, Credit check, references and rental history required.-Utilities are tenants responsibility.

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\$1,360 / 1br - 520ft<sup>2</sup> - ONE BEDROOM SUITE ABBOTSFORD AUTO MALL AREA  
\$1,360 (ABBOTSFORD WEST)

One bedroom bright and above ground basement suite is available for rent in a quiet home owned by a retired civil servant. It's only a block away from the High Street Mall therefore close to shopping, dining, entertainment, public transportation and easy highway access. It's not located on a busy street. It's available from March 1, 2025 but we will accommodate a perspective tenant early or a later date if the tenant wishes. The suite is legal with a separate entry and a private ensuite laundry. The suite is suitable for one or two quiet people. No smoking inside or outside will be permitted. A small pet may be permitted with a prior approval and a small fee. For parking there is one lane in the driveway. The rent is \$1,300 per month plus 30% for utilities (Gas heating, electricity and water) estimated at \$60 per month which will be reconciled at the of each 12 month period. One half month's rent will be required for security deposit. Excellent references are required.

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\$1,385 / 1br - Ground Level Suite (Abbotsford)

Bedrooms: 1, Bathrooms: 1, No Pets Please, No Smoking, Utilities: Heat/hydro included (no wifi/cable)

, Available: November 1<sup>st</sup>, One Year Lease Required, Security Deposit: Half Months Rent, Spacious ground level

suite. Excellent location in East Abbotsford, close to Margaret Stenersen school and Clayburn Shopping Centre. Shared laundry is available. Please call Ace Property Management at 604-853-2718- Ext-1 to book a viewing. Reference the address: "34735 Old Clayburn Rd BSMT"

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

1 Bedroom Basement Suite, Shared Laundry Included, Wifi Included, On Bus Route, Street Parking  
Non-Smoking or Drugs [18ccb0e0bbaf3a88917b46b33dc1f682@hous.craigslist.org](mailto:18ccb0e0bbaf3a88917b46b33dc1f682@hous.craigslist.org)

### \$1,500 / 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, \$1500/month + utilities, Available right away.

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### \$1,500 / 1br - 1172ft<sup>2</sup> - 1 Bed & 1 Bath for rent (Abbotsford)

Cozy, Beautiful, Bright, Fantastic home, centrally located near restaurant, grocery stores, gas station, parks and schools. This home features 2 bedrooms, 1 bath and more! The perfect home for any family. You have to see this one. Suite Features:-1 Bedrooms-1 bathroom- Central Heat- Laminate flooring- Pets upon approval- 40% Utilities, Lease Terms: One year lease with month-to-month thereafter. Showings are available upon request. Applications are on a first come, first-served serve. (604) 621-6870

### \$1,600 / 2br - Basement with Private Driveway (Abbotsford)

\$1600 per month, 2 beds, 1 full bath, Pets: w/Approval, No Smoking, Utilities: Tenant to pay 30%, Available: Now, One Year Lease, Security Deposit: Half Month Rent, Pet Deposit: Half Month Rent, If online booking times are not convenient for you, please get in touch with us to schedule a more suitable time . This welcoming 2-bedroom, 1-bathroom basement suite offers a cozy and inviting atmosphere. The spacious bedrooms and living room provide plenty of room for relaxation or entertaining. Experience convenience and exclusivity with the suite's private driveway. With its warm ambiance and ample space, this suite is an ideal choice for those looking for a quiet retreat in a desirable location. **Contact Us:** Ace Agencies Property Management 604.210.3992

### \$1,600 / 1br - 750ft<sup>2</sup> - 1 bedroom suite for rent (Abbotsford)

1 bedroom basement suite, full bathroom, 1 large bedroom, gourmet kitchen with s/s appliances, dishwasher, newer kitchen cabinets, spacious family room area, separate laundry, separate private entrance, parking available, recently renovated home, no smoking inside, no pets allowed. Large yards for kids to play, close to all levels of schools, shopping, hwy#1 access, transit and parks. Available to view Jan 4th 1-3pm and available to rent for Feb 1st, 2025.

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## \$1,600 / 2br - 945ft<sup>2</sup> - 2 Bedroom Lower Suite, Parking, Storage + Huge Back yard! (Central Abbotsford)

This lower home suite has just been recently updated with brand new appliances such as stove, fridge and new washer and dryer! Blinds have been updated as well along with many other features. Large, bright open living area with good sized bedrooms and separate laundry room that can be used as storage as well! Close to Highway one entrance, Abbotsford Hospital, University of the Fraser Valley, Walmart and many restaurants such as Cactus Club Cafe! Features: 1 Living Room, 1 Kitchen, 2 Bedrooms, 1 Bathrooms (stand up shower only), What else is included:- Fridge / Stove - Washer/Dryer- Driveway parking and large storage area, Terms: 12 Months Fixed Lease, Half Month's Rent Security Deposit, Utilities split with upper tenant (40%), Tenant's Insurance is required before move-in. Credit check and reference are required, No Airbnb or No Subletting; or similar, No Marijuana, no drugs allowed, Preference will go to those who can provide:- Good References- Proof of work or Record of Employment- Credit check upon request- Someone who is quiet and respectful - People who are non-smokers, Price per month: \$1600, Availability: Available January 1st, 2025 for a minimum one year lease.

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## \$1,600 / 2br - 977ft<sup>2</sup> - Ground Level 2 Bedroom, Storage, Laundry + Big Living Area! (Abbosford)

This large ground level suite is spread over 970 square feet! Located in beautiful East Abbotsford in a fantastic family oriented neighborhood. Close to multiple schools, shopping and the Sumas exit! Bathroom's and floors have been recently renovated, great size rooms, own laundry and much more! Features: 1 Living Room, 1 Kitchen, 2 Bedrooms, 1 Bathrooms, What else is included:- Fridge / Stove- Washer/Dryer- street parking only, Terms: 12 Months Fixed Lease, Half Month's Rent Security ,Deposit, Utilities are not included and will be split with upper tenant (60/40), Tenant's Insurance is required before move-in. Credit check and reference are required, No Airbnb or No Subletting; or similar, No Marijuana, no drugs allowed, Preference will go to those who can provide:- Good References- Proof of work or Record of Employment (or student with financial banking)- Credit check upon request- Someone who is quiet and respectful - People who are non-smokers

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## \$1,650 / 2br - Suite with Designated Parking (Abbotsford)

Bedrooms: 2, Bathrooms: 1, Pets: May Be Considered, No Smoking, Utilities: Heat/hydro included, Available: November 1st, One Year Lease Required, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent, Walk to all levels of schools! Daylight suite with included heat, hydro + water/sewer. 2 bedrooms, 1 bathroom, spacious living room. Shared laundry, and off street parking. A small pet might be considered. Kitchen includes

fridge, stove, and dishwasher. Available November 1st. Please call Ace Property Management at 604-853-2718-Ext-1 to book a viewing. Reference the address: "2039 Sandalwood Crescent BSMT"

### \$1,650 / 2br - 1300ft<sup>2</sup> - (ORCA-REF#35672) \*\*HUGE 2BD/1BA BASEMENT SUITE IN ABBOTSFORD EAST\*\* (Abbotsford)

FEATURES, Bedrooms: 2, Bathrooms: 1, Square Footage: 1300 sqft, Parking Spaces: Street parking, Pets Allowed: NO PETS Agent Name: Chery Castaneda, DESCRIPTION, For more information, please click REPLY above! \*HUGE 2BD/1BA BASEMENT SUITE\*, Unique opportunity to rent this oversized 1,300 sf basement suite located in sought after family oriented neighborhood of East Abbotsford. Make this lovely 2 bedroom and 1 bathroom unit your home. Kitchen and dining area large window lets in a good amount of natural light in. Huge carpeted living room. Laminate flooring in good size bedrooms. Ample street parking. Outside deck area with valley views. Ideal position between city life and natural parks. Close to shopping and amenities. All utilities Gas, Hydro, Wi-Fi, Heat, Hot Water, City Utilities \$150/month flat fee. \*Available Immediately\*  
\*All Utilities \$150/month flat fee\*\*No Dishwasher\*\*No Pets\* HOME FEATURES & AMENITIES, Huge Basement Suite, Laminate and Carpet, Oversized Living Area, Private Entrance, Lovely Deck, NEIGHBOURHOOD FEATURES & PROXIMITY TO CONVENIENCES, Quiet Family Neighbourhood, Close to Shopping and Dining, Parks and Recreation Nearby, Easy Access to Hwy 1, Close to Transit (604) 839-5169

### \$1,700 / 2br - Spacious Suite Near Highstreet (Abbotsford)

Bedrooms: 2, Bathrooms: 1, Pets: No Pets Please, No Smoking, Utilities: Tenant to pay 40%, Available: January 1<sup>st</sup>, One Year Lease Required, Security Deposit: Half Months Rent, This spacious 2 bedroom, 1 bathroom basement suite includes a dishwasher and in-unit laundry for convenience. Located on Townline Hill, just around the corner from Highstreet Shopping Centre, you'll enjoy easy access to shopping and dining. Ideal for comfortable living! Please call Ace Property Management at 604-853-2718- Ext-1, to book a viewing. Reference the address: "3106 Goldfinch St BSMT"

### \$1,700 / 2br - Spacious 2 Bedroom Suite (Abbotsford)

Bedrooms: 2, Bathrooms: 1, Pets: No Pets Please, No Smoking, Utilities: Tenant to pay 35%, Available: February 1<sup>st</sup>, 2025, One Year Lease Required, Security Deposit: Half Months Rent, This spacious 2 bed, 1 bath basement suite offers a comfortable living space in a desirable location. With its simple yet inviting design, it's perfect for those seeking a cozy and practical home. Featuring ample natural light and a convenient layout! Please call Ace Property Management at 604-853-2718- Ext-1, to book a viewing. Reference the address: "BSMT 2387 Broadway St "

### \$1,750 / 2br - 900ft<sup>2</sup> - Large 2 bedroom 1 bathroom suite (Abbotsford)

Newer large 2 bedroom, 1 bathroom, walk out basement suite with high ceilings for rent. Parking, new appliances, laundry, fiber internet and utilities included. Available from Feb 1<sup>st</sup>, Suite gets lots of natural light, located on acreage near, UFV, restaurants, highway and elementary school. \$1750/month. No pets, no smoking. Please email or text 778-552-4382 to set a viewing appt.

\$1,850 / 2br - 2 bedroom self contained suite w laundry, parking and shop (Abbotsford)

2 bedroom self contained suite w laundry, parking and shop. Beautiful newer 2 bed self contained unit. Share only Utils. Secure with Chain link fence around yard and privacy gates. Has parking and large hobby shops available if needed. These will be negotiated separately, Home is on private 40 acre working Blueberry farm. Please reach out with number for details. Utilities shared with rest of main home which is completely separate from your unit. (604) 258-8359

\$1,800 / 3br - Suite on Acreage (Abbotsford)

Bedrooms: 3, Bathrooms: 2, Pets: w/Approval, No Smoking, Utilities: Tenant to pay 30%, Available: December 18<sup>th</sup>. One Year Lease Required, Security Deposit: Half Months Rent, Pet Deposit: Half Months Rent, This spacious 3-bedroom, 2-bathroom basement suite on a peaceful acreage offers modern living with stainless steel appliances and ample space. Surrounded by nature, it's the perfect blend of comfort and tranquility. Please call Ace Property Management at 604-853-2718- Ext-1 to book a viewing. Reference the address: "1281 Bradner Rd - BSMT"

\$1,900 / 2br - 900ft<sup>2</sup> - Newly Renovated 2 bed Ground Level (Mission)

Newly Renovated Garden-level suit at the upper mission, 2 bedrooms, 1 bath, Separate entrance, Separate Laundry. Located in a quiet- family-oriented neighborhood close to local grocery, park and play ground. Lots of parking and storage available, Plus shared BCHYDRO & Gas, Fresh Paint, New Flooring, New Bathroom, New Kitchen, Requirements:- 2 references will be required (Work & Previous landlord)- Min 1 year lease, Please reply to this ad with a brief introduction of yourself and why you would be a great fit!

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## **houses/Apartments:**

\$1,288 / 1br - Townhome 1 bedroom/ 1 bathroom in West Abbotsford. (2838 Livingstone Avenue Abbotsford, BC)

This unit features 1 bedroom/ 1 bathrooms with an ensuite in the master. Main floor features - bright living area, open kitchen & dining layout, stainless steel appliances, quartz counter tops & tons of storage and a relaxing sunny sundeck. Upper floor has 2 good size bedrooms/ 1 bathroom. well maintained complex & much more. Close to schools, shopping, recreation, public transit, malls, parks, restaurants, Cineplex, High Street Mall & easy access to hwy. 5581)

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## \$1,650 / 1br - 700ft<sup>2</sup> - Unit 301 - 1 Bed Plus Den at Central48

Don't miss out on this spacious 1 bedroom and den at Central 48. Features include a large north facing balcony, communal roof top terrace with stunning mountain views, storage lockers on each floor, and in suite laundry. Appliances include stove, oven, microwave, refrigerator, dishwasher, washer, and dryer. Parking and storage available at extra cost. Centrally located in Abbotsford, this 700 sq. ft unit is located within a 5-minute drive to Seven Oaks Mall, Real Canadian Superstore, Canadian Tire, Save-On-Foods, Home Depot, Walmart Supercenter, University of the Fraser Valley, and various Restaurants and Shops. Quick access to Hwy #1, Hwy #11, South Fraser Way, Maclure Rd and Abbotsford International Airport. Rent: \$1650/month plus utilities. Ask about our parking and storage locker incentives. Available February 1. No Smoking or vaping. A small pet maybe considered with landlord approval and pet deposit. Property Rental Address: 301-33338 George Ferguson Way. Property Manager: Stefano Gismondi Peninsula Property Management 304-1959 152 Street Surrey, BC V4A 9E3 Property Manager Cell: 604-649-7370

## \$1,900 / 2br - Corner Unit Close to UFV-2 Parking (Abbotsford)

Security Deposit: Half Month Rent, Pet Deposit: Half Month Rent, This corner condo is just a short walk from the University of Fraser Valley. The kitchen features stainless steel appliances, including a dishwasher. The primary bedroom offers a walk-through closet and an ensuite bathroom. The second bedroom also has a good-sized closet, with an additional full bathroom complete with a bathtub. For added convenience, the unit comes with a full-sized washer and dryer. Two parking spots are included with the rent. **Utilities and Extras.** Garage parking. Washer/dryer included, **Lease Terms.** Pets negotiable. Tenant pays all electric. One year lease. No smoking. 2 parking spots. Dogs ok. Cats ok. Water/sewer included, **Contact Us:**Top Producers Property Management, 778.720.5532

## \$2,200 / 2br - 739ft<sup>2</sup> - 2 bed 2 bath ground floor condo (Abbotsford)

Bright and open 2 bed 2 bath ground floor condo on George Ferguson way. 1 year lease then month to month Water, sewer, garbage, recycling, green waste included in rent, Hydro, heat, TV & Internet Not included, Unfurnished, Available Jan 1 2025, Stainless steel appliances-Fridge, stove/oven, microwave, dishwasher, washer/dryer in unit,Laminate flooring in the main living area, Carpets in the bedrooms, Large French doors to the primary bedroom,1 garage parking spot,Patio off the living room, Roof-top patio with great 360 degree views,Close to shops, restaurants, hwy 5 minutes away, No Pets, No Smoking, 1/2 month security deposit required, Reference checks required, Proof of Income required, Tenants content insurance required, Credit check may be required, Pictures taken from before current tenant moved in. Property is currently tenanted (viewings with 24 hours notice). Pictures with furniture are virtually staged.

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## \$2,500 / 3br - 1625ft<sup>2</sup> - 3 Bedroom and 2 bath for rent (Abbotsford)

WELCOME to this fantastic, family-oriented, centrally located upper suite. This home is situated on a quiet street just off of Clearbrook Road and is within walking distance of public transport, schools and just minutes



away from Hwy 1, Shopping Centers, and restaurants. This is the ideal location to grow your Family! You have to see this one! Suite Features:- 3 Bedrooms- 2 Bathroom- Living Room- Family Room- Dining Area- In Suite Laundry (Washer/Dryer)- Stainless Steel Appliances- 1625 Sq Ft- Driveway (2 Car)- Garage not included, Lease Terms: -Damage deposit is 50%-Utilities @ 55% (water, gas, electric) -Pets: With the owners' approval (50% pet deposit), (604) 621-6870

\$2,600 / 3br - 1260ft<sup>2</sup> - House for rent (Abbotsford)

Completely renovated 3 bedrooms sit in the highly desirable Clearbrook neighborhood of west Abbotsford. It is located close to hospital, shopping, recreation tons of restaurants and transit easy access to trans-Canada free way. Brand new appliances.

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## Mission:

\$1,000 / 1br - 1 Bedroom Mission Apartment - RENTDAN (Mission)

1 Bedroom + 1 Bathroom Mission Apartment, This home features- Fridge and stove- Patio- Lots of storage- Underground parking- Coin laundry on each floor- Separate dining and living room, No pets, No smoking, \$1000/month littleoakrentals.ca Search keyword "RENTDAN" for all our other craigslist listings! Dan Lang – PREC\* 604-504-RENT(7368), Serving the Fraser Valley since 1997 – Been doing this forever!!

\$1,500 / 2br - Bright 2 Bedroom Suite (Mission)

Bright 2 Bedroom Suite in Mission, 32053 Trembath Ave - Basement, Mission, BC, V2V 1B6

\$1500 per month, Available now, 2 beds, 1 full bath, Pets: No Pets Please, No Smoking, Utilities: Tenant to pay Hydro/ Water Included, Available: Now, One Year Lease, Security Deposit: Half Month Rent, If online booking times are not convenient for you, please get in touch with us to schedule a more suitable time. Modern and bright 2-bedroom, 1-bathroom basement suite in a newer-built home located in Mission. Features a private hydro meter for added convenience. Includes one off-street parking space. Bright, clean, and ready to welcome you home! Water is included. **Contact Us:** Ace Agencies Property Management 604.210.3992

\$1,700 / 2br -  \*\*Newly Built 2-Bedroom Suite with 1 Bathroom – Prime Location!\*\* (Mission)

Welcome to your new home sweet home! This spacious 2-bedroom suite in a brand-new house is ready to welcome you with open arms. Located in a family-friendly neighbourhood, this gem offers convenience, comfort, and everything you need. **\*\*Key Features:\*\*** - **\*\*2 Bedrooms:\*\*** Spacious and well-lit, both bedrooms are perfect for rest and relaxation. - **\*\*1 Bathroom:\*\*** Convenience at its best with a well-appointed bathroom. - **\*\*All Major Appliances:\*\*** No need to worry about bringing your own. This suite includes a washer, dryer, fridge, stove, and dishwasher! - **\*\*Separate Entrance:\*\*** Your own private entrance ensures complete



privacy and independence.- **Nearby Amenities:** Walk to daycare, elementary schools, supermarkets, and more!- **Highway 7 Access:** Commuting is a breeze with easy access to Highway 7.- **Bus Stop:** Public transportation is right at your doorstep, making your daily commute even more convenient.- **Street Parking:** Hassle-free parking right outside your door.- **Utilities** Split amongst other suites in-house. - **Rent:** All of this for just \$1700 per month! Imagine relaxing in your spacious living area, cooking up a storm in your well-equipped kitchen, and having all the conveniences right at your doorstep. Whether you're a professional, a couple, or a small family, this suite is the perfect fit. , secure your spot in this wonderful community!

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\$1,975 / 3br - 1300ft<sup>2</sup> - 1/2 Duplex, small pet friendly (Mission)

7727 Kite St. Mission. This is a great ½ duplex property with 3 bedrooms & 1 ½ baths of about 1300 square feet. There are no carpeted areas anywhere in the home; the flooring is all laminate or tile .

In the kitchen, there is a fridge, stove & dishwasher and lots of cupboard and closet space. The living and dining room is one large area on the main and it has sliding glass doors leading out to your deck. Enjoy this covered deck year round which overlooks your outdoor space and has stairs that go down to the yard. To schedule a viewing appointment please contact Beryl 604-820-8888

\$2,400 / 3br - 3BDR/2BTH UNIT IN A DUPLEX (Mission)

Well maintained suite for rent in Mission.

Quiet, family oriented neighborhood. Featuring 3 bedrooms and 2 full bathrooms unit with a shared laundry in a duplex.1 car parking spot is available on a driveway. Centrally located and close to schools, as well as transit and shopping. Other Details: Tenant will share cost of utilities (75%) with 1BDR/1BTH unit, Shared laundry, Sorry no smokers, Friendly, well trained dog is ok, Prefer 1 year lease, Tenant Insurance Required at Move In, Credit Check, references from an employer and previous landlords., Available now,

[179bf9cd8e803417b9ba33c4a8eb77@hous.craigslist.org](mailto:179bf9cd8e803417b9ba33c4a8eb77@hous.craigslist.org)