

Abbotsford & Mission

Rental Listings

Monday, Monday Jan 27th, 2025 - Monday, Feb 3rd, 2025



Giving
Hope
Today

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

Emergency Homeless Shelter	604 852 9305 extension 108	Cascade.shelter@salvationarmy.ca
Outreach	604 852 9305 extension 136	Barbara.Payne@salvationarmy.ca
Family Services	604 852 9305 extension 199	Randy.clayton@salvationarmy.ca
Case Planning	604 852 9305 extension 193 604 852 9305 extension 196	Debbie.buckles@salvationarmy.ca Cindy.sale@salvationarmy.ca

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.

Houses/Apartments:

\$2,265 / 2br - 910ft² - Cinema 2 Bedroom 2 bathroom apartment AND a den (Abbotsford)

Great views from this 5th floor 2-bedroom +Den, 2-bathroom north-facing suite.

Cinema Building One is a newly built strata property for the rental market, completed May 2021. The building is a contemporary 6-floor design with underground parking and is located near King Rd/McCallum Rd; very close to the University of the Fraser Valley. The suite features in-suite laundry, stainless steel appliances, laminate and tile flooring with carpet in the bedroom. A quiet building with a convenient location. 2 Parking spaces and a storage locker are included. BC Hydro not included.

PLEASE COMPLETE AN APPLICATION BEFORE BOOKING A VIEWING APPOINTMENT.

No smoking, no BBQ. STRICT NO PET POLICY.

Offered by Diverse Property Management Ltd.

<https://abbotsford.craigslist.org/apa/d/abbotsford-cinema-bedroom-bathroom/7820984133.html>

\$3,450 / 5br - Spacious Family Home (Abbotsford)

Bedrooms: 5 + Den Bathrooms: 2

Pets: Small w/ Approval No Smoking Utilities: Not Included Available: Now

One Year Lease Required Security Deposit: Half Months Rent

Pet Deposit: Half Months Rent

This renovated 5-bedroom in Abbotsford is ideal for families, offering spacious living areas. Den plus additional room in the basement. Enjoy a large outdoor deck and a fully fenced backyard, perfect for kids and pets.

Conveniently located near schools, parks, and amenities, this home has everything you need!

Please call Ace Property Management at 604-853-2718- Ext-1 to book a viewing.

Reference the address: "33420 Huggins Ave"

<https://abbotsford.craigslist.org/apa/d/abbotsford-spacious-family-home/7820803058.html#>

\$2,800 / 3br - Renovated Home (Abbotsford)

Bedrooms: 3 Bathrooms: 2

Pets: 1 Small Pet w/ Approval No Smoking

Utilities: Not Included

Available: February 1st One Year Lease Required

Security Deposit: Half Months Rent

Pet Deposit: Half Months Rent

This renovated 3-bedroom, 2-bathroom manufactured home in Abbotsford features stainless steel kitchen appliances and a fully fenced yard. With modern updates throughout, it's perfect for comfortable living. Close to amenities, parks, and schools—book your viewing today!

Please call Ace Property Management at 604-853-2718- Ext-1 to book a viewing.

Reference the address: "31520 Monarch Crt"

<https://abbotsford.craigslist.org/apa/d/abbotsford-renovated-home/7820819716.html#>

\$2,900 / 3br - 1750ft² - Quality upper floor, great neighborhood - 1 pet friendly (Abbotsford)

3472 Bassano Terrace, Abbotsford. Amazing East Abbotsford Upper Ten Oaks neighborhood off Whatcom Road near McKee! This quality home sits among some beautiful properties and is considered one of the most desirable areas around. This is a basement entry home that has 3 bedrooms plus a large bright den on the upper floor and also has a 4th bedroom on the ground floor off the large main entrance. In total there is about 1750 square feet of living space that comes with the main floor suite. There is a single quiet professional that occupies the basement, who is not moving currently. The spacious kitchen, dining and family room are all open to each other providing a very welcoming and functional day to day environment. There is a gas fireplace to add extra warmth and charm to the space. Other nice features include the big island in the kitchen, crown molding and some recessed pot lights. Out the back through the glass sliding doors lead to a level private fenced back yard, with a concrete pad for your patio furniture. Some pruning and landscaping is currently in progress and will be completed weather permitting. The master bedroom is generous in size with a walk in closet and full ensuite bath. The french door off the kitchen leads to the large den that faces the street and has ample windows making the space super bright. This room would be ideal for a home office, fitness area or child's playroom. The 4th bedroom downstairs is also a good size and combined with all these rooms this home offers options and a great opportunity for the right family. Through the main foyer is a large, shared laundry room with large capacity appliances, some storage and the double garage is accessed through this space as

well. Appreciate the tasteful exterior custom finishing giving this home great street appeal.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address. With good assigned and local public schools near this home, your kids can thrive in this neighbourhood.

Quick possession is available. One pet will be considered with references and a pet deposit. The garage is exclusive to the upper occupants use and parking on the left side of the driveway. Utilities, water & sewer are extra and shared.

To schedule a viewing appointment please contact Beryl 604-820-8888 at Royal LePage Preferred Realty, Mission. Business hours Monday - Friday 9:00am - 5:00pm. For more information or to apply on-line please visit our website www.andersonavenue.com

<https://abbotsford.craigslist.org/apa/d/abbotsford-quality-upper-floor-great/7820806820.html#>

\$2,160 / 2br - 892ft² - Cinema 2 Bedroom 2 bathroom apartment (Abbotsford)

Welcome to Cinema Building Two, a newly constructed strata property designed for the rental market, completed in May 2022. This contemporary 6-floor gem offers a sleek aesthetic with underground parking and is ideally situated near the intersection of King Rd and McCallum Rd, providing convenient freeway access, shopping and the University of the Fraser Valley. The 2 bedroom, 2 bathroom suite itself exudes modern comfort, featuring in-suite laundry, stainless steel appliances, and a stylish combination of laminate and tile flooring with plush carpeting in the bedroom. Embrace the tranquility of this quiet building while relishing the benefits of its strategic location. Included with the suite are 2 parking spaces and a storage locker, adding practical convenience to your lifestyle. Please note that BC Hydro is not included in the rental agreement. To ensure a smooth viewing process, kindly complete an application before scheduling a viewing appointment. The property maintains a strict no smoking and no BBQ policy, and unfortunately, no pets are allowed. This exceptional rental opportunity is offered by Diverse Property Management Ltd., committed to providing a high standard of living and service for our valued residents. Elevate your living experience at Cinema Building Two.

PLEASE FILL OUT AN APPLICATION BEFORE VIEWING.

Cinema District offers modern condos in Abbotsford's University District. Beautifully designed kitchens allow you to create and entertain, living and entertainment spaces to unwind, and bedrooms that are designed with serenity in mind. Cinema District gives you quick access to wherever you need to go. It's a short walk to the University of the Fraser Valley, and McCallum Junction commercial centre's restaurants, fitness and shopping.

<https://abbotsford.craigslist.org/apa/d/abbotsford-cinema-bedroom-bathroom/7818539253.html>

\$1,375 / 453ft² - Modern Living at Central Park - South Village (Abbotsford)

Join the growing community at Central Park Village! South Village Suites has a studio apartment available February 1st

Fitted with the latest upgrades and high-end finishes, this suite includes:

- In-suite laundry
- Modern stainless-steel appliances; including over the range microwave and dishwasher
- White cabinets and drawers with soft-close technology in both the kitchen and bathroom
- Quartz countertops
- Secure underground parking with security cameras for tenants and visitors (fob controlled)
- 4th floor, North facing
- Rent is \$1375 per month
- In suite laundry
- 453 sqft.
- Underground parking is \$35 per month
- Minimum 1 year lease
- Professionally managed and maintained by Wiebe Properties
- Storage
- A smoke and pet free building

Rent includes:

- Hot water - Storage locker

For more information please call our rental office at 604-852-6840 Ext: 2

<https://abbotsford.craigslist.org/apa/d/abbotsford-southwest-modern-living-at/7817225901.html#>

\$1,700 / 2br - 929ft² - Conveniently located at Bevan Terrace Apartments (Abbotsford)

Bevan Terrace Apartments has a 2 bedroom 1 bathroom apartment available Now!

Located within walking distance to Mill Lake and McCallum Centre and about a mile walk to Abbotsford Regional Hospital.

Other close-by shopping centres include, Seven Oaks Mall & West Oaks Mall - about a 5 minute drive!

Enjoy keyless entry into the main building and monitored security for your safety. Laundry facilities are located in the building where washers and dryers cost only \$3 per load!

Key Points:

- \$1700.00 month
- 3rd Floor, north facing
- 2 Bed, 1 bath
- New vinyl flooring
- New carpet

- Blinds
- New counters
- Modern appliances
- Patio
- Heat & hot water included!
- Fridge, stove and dishwasher
- Outdoor parking
- No smoking
- No pets

For more information contact our rental office at 604-852-6840 Ext: 2

<https://abbotsford.craigslist.org/apa/d/abbotsford-southeast-conveniently/7818909426.html#>

\$2,050 / 2br - 1027ft² - Bright and Spacious Living at Marshall Grove West (Abbotsford)

Marshall Grove West has a spacious 2 bedroom 2 bathroom corner unit available February 15th This apartment is within walking distance to Abbotsford Regional Hospital, Mill Lake, shopping, schools and more!

Sevenoaks and West Oaks shopping centre, outlet stores, restaurants, Highstreet Shopping Centre and University of the Fraser Valley (UFV) are a short drive by vehicle.

Transit is available at the bus stop (located right outside our building) on Marshall Road. Hwy 1 is accessible via McCallum or Clearbrook Road interchange.

Key points:

- \$2050 per month
- 2 bed 2 bath
- 1027 sqft
- 2nd floor north/west facing
- Gas fireplace
- Fridge, stove, dishwasher and microwave
- In-suite laundry
- 1 underground parking stall \$25.00
- Hot water included
- Minimum 1 year lease
- No smoking, no pets
- Professionally owned and managed by Wiebe Properties

For more information please contact our rental office at 604-852-6840 ex 2

<https://abbotsford.craigslist.org/apa/d/abbotsford-southeast-bright-and/7818905038.html#>

Mission:

\$1,900 / 3br - 1100ft² - Top floor suite in 4-plex (Mission)

32929-32931 6th Ave. Mission. ('29' Upper)

Beautifully renovated 3 bedroom 1 full bathroom top floor suite in a well maintained quiet living 4-plex in central location close to schools, parks, shopping and other conveniences. Appreciate the approximately 1100 square feet of quality finishing to include new flooring, paint, bathroom, lighting, custom storage, and warm barn style wood features throughout. The kitchen has plenty of storage to include a pantry or utility closet by the back entrance which leads out to a great covered deck perfect for year round use. Overlook the huge level yard that is professionally maintained on a regular basis. There is a storage shed in the back corner that is shared with the lower suite occupant.

The living room is enormous and has a wonderful built in shelving feature. Oversized glass doors lead out to a very long and wide front deck for sun loving and enjoying the southern view.

A bright clean new bathroom is so important and this one is super stylish with the double sinks, lovely penny tile feature in the shower and black fixtures which accentuate this space beautifully.

All 3 bedrooms are generous in size especially the master bedroom and all have full closets.

Parking for 2 tandem stye on the right side of the driveway and covered area with the potential for a boat or RV parking at the head of the left side (lower Tenants parking lane is quite deep)

Laundry facilities are shared with the one lower Tenant and is accessed through the carport.

Note: the home is about to get new windows and blinds in the next week

Enjoy friendly respectful long term neighbors all around. Quick possession available. \$1,900 per month plus shared utilities, water and sewer. Maximum 4 person limit. Sorry no pets.

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<https://abbotsford.craigslist.org/apa/d/mission-east-top-floor-suite-in-plex/7816211373.html#>

\$2,600 / 4br - 1750ft² - Large upper floor with garage (Mission)

8338 Harris St. Mission. This is a 4 bedroom 2 full bathroom upper floor in a spacious 15 year old home in a lovely family neighborhood near Cherry Avenue & Cedar Street. Enjoy some special finishing to include crown moldings and ornate finishing to the 9 foot ceilings. Upstairs is large at 1526 square feet, is super bright with large west facing windows, and has a formal living and dining room area.

The ample kitchen has an eating nook and opens into a cozy family room with gas fireplace and access to the balcony. There

are 3 bedrooms upstairs, the master is very spacious with a walk in closet and full 4 piece ensuite, which has a soaker jetted tub and separate shower.

Downstairs is a large entry way and a 4th bedroom or home office. The laundry is off the foyer and is shared with the lower tenants. The double garage with automatic doors and the driveway are for the upper floor occupants sole use. Also in the fenced backyard, which is a shared common area, there is a large shed/workshop for all your tools and toys and is for the upper Tenants exclusive use. The upper balcony is mostly covered and could be used all year round to accommodate your BBQ. The home has built in vacuum system as well.

Available January 1st, 2025. \$2,600 / month + shared utilities. No pets please.

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<https://abbotsford.craigslist.org/apa/d/mission-large-upper-floor-with-garage/7816211706.html#>

\$2,200 / 2br - 1100ft² - Upper floor home, private yard & garden (Mission)

32873 Orchid Crescent, Mission. This is a beautiful and unique appx 1100 square foot 2 bedroom upper floor suite. The lower portion of the home is a completely separate self contained 2 bedroom being rented furnished. This property is a gardeners delight and the front and back yard is for the exclusive use of the main floor occupants. Enjoy and appreciate this lovely home that has many special and unique features inside and out! Located on a no thru road in a central location near Cedar Street and 14th Avenue, this home has 2 bedrooms, 1 full luxurious bathroom as well as a spacious living room and dining room. This home also features a stunning garden/family room addition built off the back with a vaulted ceiling, with windows on all 3 sides that overlook the beautiful private two tiered back yard and brick patio. There is convenient back yard access from this space which really connects the outdoor space to the indoor.

The kitchen features elegant cabinetry with beautiful marble and corian countertops. A European two in one laundry unit is situated in this space as well. The bathroom has a gorgeous glass shower and a separate jetted soaker tub, with an abundance of mirror, tile and a heated floor.

Both bedrooms are adequate in size and have full closets. Custom tilting wooden shutters and built in bookcases on either side of the window seating are all special features of this cozy space. And the mountain view is lovely with its southern exposure. The back yard has a running waterfall feature that leads to a pond. It is not currently operating but could easily be restored for an occupant who wants to maintain it. There is also a cottage in the back with lights and power that would be suitable for a more than ample storage space, a workshop hobby area and/or a playhouse.

There are too many details to mention. If you are intrigued, please call for more information or book your appointment today. Utilities are extra and will be shared proportionately. 1 cat or 1 small to medium friendly breed dog may be considered. (Note: the yard is not fully fenced)

There are 2 tandem parking spots on the driveway for the upstairs use. The third available off road parking

spot to the left of the driveway is to be reserved for the lower suite occupants use. There is also one parking spot on the road in front of the home. Quick possession available.

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<https://abbotsford.craigslist.org/apa/d/mission-upper-floor-home-private-yard/7816211116.html#>

\$1,875 / 3br - 1300ft² - 1/2 Duplex, small pet friendly (Mission)

7727 Kite St. Mission. This is a great ½ duplex property with 3 bedrooms and 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 and 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.

The upstairs has 3 decent sized bedrooms, 1 full bathroom and a 2 piece ensuite off the master bedroom. The laundry is in the basement and is a shared washer and dryer in a common laundry area. There is a 1 bedroom suite that is rented to a single occupant. There have been some nice recent upgrades to include a newer high efficiency furnace and oversized hot watertank. The duplex backs onto a greenbelt and offers privacy and views of nature. The yard is fully fenced and level. There are flower and vegetable gardening opportunities for those green thumb types. For outdoor storage there is a good sized shed in the back. Parking is on the left side of the front property and will accommodate 2 small to medium sized vehicles tandem style. The grassy area as shown in the photos is now a gravel parking area for the basement suite Tenants use.

Note: the interior has been painted a neutral light grey since these photos were taken.

Shared utilities. 1 small quiet breed pet under 20 pounds would be considered with references and a pet deposit. Maximum 4 occupants.

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<https://abbotsford.craigslist.org/apa/d/mission-2-duplex-small-pet-friendly/7816210260.html#>

\$2,600 / 3br - 1800ft² - Lovely upper floor with fenced yard - 1 pet friendly (Mission)

32964 Phelps Ave. Mission. This is a 3 bedroom upper floor with a generous sized den or 4th bedroom downstairs off the main entry. The home has 2 full bathrooms and a nice open formal living room and dining area which leads to a partly covered sundeck facing south. The kitchen has lots of cabinet space, as well as a

pantry for extra storage. The laundry room is a spacious shared space. The yard is fenced and level and very pretty and private with mature trees and shrubs surrounding the perimeter. The home comes with a double garage and triple wide driveway parking. The lower suite Tenant parks on the far left of driveway. This is a very nice neighborhood and the location is fantastic directly across the street from a park/greenspace with playground for the little ones. The front has a nice covered area to sit in the shade and enjoy the front garden. Utilities, water and sewer are extra and shared. 1 small quiet pet under 20 pounds will be considered with exceptional references and a pet deposit.

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<https://abbotsford.craigslist.org/apa/d/mission-lovely-upper-floor-with-fenced/7820700189.html#>

\$2,000 / 3br - 1100ft² - Ground level suite, newer home - 1 pet friendly (Mission)

This is a near new home, 3 bedroom 2 bathroom lower floor ground level suite situated in the Cedar Valley area just minutes to schools, parks, commuter route, shopping, amenities and conveniences. Sparkling clean and fresh this appx 1100 square foot space will not disappoint.

Bright with a light overall color scheme, enter from the right side of the house into the spacious heart of the home. The kitchen is lovely with granite countertops and beautiful cabinets. The appliances are stainless steel, but sorry no dishwasher. However, there is private laundry situated in the hall closet.

The bedrooms are all a decent size with custom closet organizers. The 3rd bedroom has the second bathroom which acts as an ensuite. This room also has an entrance from the left side exterior of the home, making this space useful and quite convenient in multiple ways. It could be the master bedroom or it could be a home office or an independent adults private space or a caregivers accommodation.

The yard is fenced and gated on both the left and right sides of the house and it is a shared space with the upper floor occupants. There is also a 7 x 7 resin shed in the corner of the backyard now, not constructed when these photos were taken, that comes with the lower suite exclusively.

Utilities, water/sewer are extra and shared. One small or medium friendly breed pet will be considered with a pet deposit. No smoking will be permitted on the property. Maximum 3 occupants. Parking is on the right side of the driveway for one vehicle.

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<https://abbotsford.craigslist.org/apa/d/mission-ground-level-suite-newer-home/7820712898.html#>

\$1,850 / 2br - 986ft² - Mission Manor Condo - 1 pet friendly (Mission)

#301 - 33165 2nd Ave. Mission. (Mission Manor) Located in the downtown core of the City of Mission, just a couple of blocks from the West Coast Express. Appreciate all the conveniences of shopping, restaurants, entertainment and other amenities.

2 bedrooms and 2 FULL bathrooms within this 986 square foot unit makes this a super appealing option for a person, couple or a family of up to 4 occupants. The space is in very nice overall condition. The large living room has a new gas fireplace and is open to the dining area. The master bedroom is also super spacious and would fit a large king size bedroom suite easily. This apartment unit does have a northern exposure which has it benefits of staying cooler in the summer months. Enjoy your BBQ and outdoor sitting area on the quiet balcony area as well as in-suite laundry.

There is one parking stall that comes with the unit and a second stall could possibly be rented for \$25 per month depending on the wait list. Also there is a storage locker off the parking.

A cat or a very small breed quiet dog would be permitted with a pet damage deposit and excellent references. Gas included for fireplace, electricity costs extra.

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<https://abbotsford.craigslist.org/apa/d/mission-east-mission-manor-condo-pet/7820717797.html#>

\$1,600 / 2br - 800ft² - Above ground suite - 1 pet friendly (Mission)

32873 Orchid Crescent. (Lower) This is a unique space that will not be suitable for everyone but might be absolutely perfect for others. Let me give you the tour.

Enter through the large double french doors furnished with beautiful zebra roller shades. This is a front of the home access and it faces south so allows for plenty of natural light and warmth. The first room is a sizable flex space that would be ideally used as a sitting area, home office or hobby area. Straight through is another room which would be suitable for a small bedroom as it does have a wardrobe closet with glass doors. It has a 2 piece ensuite (toilet and shower) and the side bar in the room has a sink for handwashing. This is a multi functional space and would also be great for a lot of other different uses. Keep beverages in the small bar fridge, and appreciate having the countertop and cabinetry for an extra utility area.

Back to the entry/flex room, which has a full wall that doubles as a bookcase, turn into the hallway where you will find your private laundry. There are also 3 closets in this hallway offering generous storage abilities for

your seasonal items and tools etc. This hallway leads into a cozy living room that has an optional (portable) electric fireplace which allows for some independent climate control abilities and ambience. There is a bedroom off this space with a huge closet. The kitchen and full bath are also adjacent however, please note the kitchen stove and fridge are not full size appliances. Due to the access, and layout of the home and property, the upper level Tenants will have exclusive use of the back yard and the driveway. Parking for the suite will be the paved area off to the left side at the bottom of the driveway or the street. This home would be very suitable for persons who are used to apartment living, do not want to have property to maintain but enjoy the view, or are always busy and on the go and do not require a large outdoor space.

The upper floor suite is also available to rent but the two spaces do not connect internally. Access to the other suite would be from the outside.

Quick possession possible. Utilities are shared and extra. Maximum 2 person occupancy. 1 cat or 1 small to medium sized quiet breed well trained dog will be considered with references and a pet security deposit.

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<https://abbotsford.craigslist.org/apa/d/mission-above-ground-suite-pet-friendly/7821082481.html#>