

Active
R3067346
Board: F, Detached
House/Single Family

2290 MOULDSTADE ROAD

Abbotsford
Central Abbotsford
V2S 3X4

\$849,999 (LP)

(SP)



Days on Market: **23** List Date: **11/12/2025** Seller's Acceptance Date:
Orig. Price: **\$849,999** Expiry Date: **4/30/2026** Subject Removal Date:
Prev. Price: **\$0** Completion Date:

Meas. Type:	Feet	If new, GST/HST inc?:	No	Approx. Year Built:	2024
Frontage (feet):	37.77	Bedrooms:	4	Age:	1
Frontage (metres):	11.51	Bathrooms:	2	Zoning:	RS7
Depth / Size:	94	Full Baths:	2	Gross Taxes:	\$3,985.00
Lot Area (sq.ft.):	3,559.00	Half Baths:	0	For Tax Year:	2025
Lot Area (acres):	0.08	Rear Yard Exp:		Tax Inc. Utilities?:	No
Flood Plain:	No	P.I.D.:	031-861-610	Tour:	
View:	No :				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open, RV Parking Avail.	Driveway Finish: Asphalt	
Exterior: Wood	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Substantially Rebuilt	Reno. Year: 2024	Seller's Interest: Registered Owner	
# of Fireplaces: 0 R.I. Fireplaces: 0	Rain Screen:	Property Disc.: No : Owner never lived	
Fireplace Fuel:	Metered Water:	Fixtures Leased: No :	
Fuel/Heating: Forced Air	R.I. Plumbing:	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard		Floor Finish: Mixed	
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN EPP114796, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LANDDISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Municipal Charges

Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main):	816	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'2x13'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'2x13'11			x	Main 4
Finished Floor (Below):	862	Main	Primary Bedroom	11'4x11'7			x	Bsmt 4
Finished Floor (Basement):	0	Main	Bedroom	10'x11'3			x	
Finished Floor (Total):	1,678 sq. ft.	Main	Dining Room	11'2x9'4			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,678 sq. ft.	Main	Kitchen	10'5x14'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'10x9'2			x	
		Main	Bedroom	10'10x9'1			x	
		Bsmt	Great Room	10'6x21'1			x	
Suite: Unauthorized Suite				x			x	
Basement: Full, Fully Finished, Separate Entry				x			x	
				x			x	

Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **2** # of Rooms: **9**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office:**

List Desig Agt 1: **Harjot Riarh - PREC - Phone: 604-825-5049**

List Broker 3:

harjotriarh@hotmail.com

List Broker 2:

List Desig Agt 2: **3:**

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **1056750 B.C. LTD**

Commission: **3.22% ON THE 1ST \$100,000 & 1.15% ON THE BALANCE**

3:

Appointments:

Call:

Phone:

Phone L.R. First

Harjot

604-825-5049

Occupancy: **Vacant**

Realtor **All measurements taken from plans. Property contains accommodation which is not authorized. Home was completely redone in 2024**
Remarks: **including new foundation and basement**

Stunning Rebuild in Central Abbotsford! Discover exceptional value in this fully rebuilt 4-bedroom, 2 bathroom home on a private 3,559 sq ft freehold lot. Designed for modern living, the main level offers an open-concept kitchen, dining, and living space with high-quality finishes throughout including premium cabinetry, quartz counter tops, hardwood flooring, video security system, fenced private yard, and lots of parking. Downstairs features a separate kitchen, large rec room, and additional bedrooms—ideal for extended family or potential suite. Streetwalking distance to Alexander elementary school, transit, craft breweries, parks and shops.