

FOR SALE



3051 Eldridge Road

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

DM

Don Munro
PREC*





Legal: LOT 5 DISTRICT LOT 223 GROUP 2 NEW WESTMINSTER DISTRICT
PLAN LMP278

PID: 017-348-994

Taxes: \$10,085.79 (2024)

Zoning: CR (Country Residential)

Lot Size: 5.87 Acres

Home: +/- 4,729 Sq. Ft. Rancher with walk out basement,
4 Bedrooms & 3 Bathrooms

Barn: +/-2,278 Sq. Ft. with horse stalls and hay loft

PRICE: \$4,999,000

604-817-7338

DM Don Munro
PREC*



botsoldmunro@gmail.com
www.donmunrorealestate.com



MAIN	2,370 SQ.FT.		
LOWER	1,301 SQ.FT.		
TOTLA	3,671 SQ.FT.	GARAGE	677 SQ.FT.
UNFINISHED	1,058 SQ.FT.	DECK	324 SQ.FT.
TOTAL	4,729 SQ.FT.	TOTAL	1,001 SQ.FT.



604-817-7338



Don Munro
PREC*

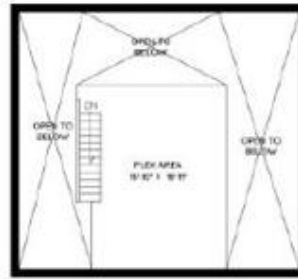


botsoldmunro@gmail.com

www.donmunrorealestate.com



BARN MAIN
1,986 SQ.FT.
CH: 19'-4"



BARN UPPER
292 SQ.FT.
CH: 10'-0"



BARN MAIN	1,986 SQ.FT.
BARN UPPER	292 SQ.FT.
TOTAL	2,278 SQ.FT.



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealestate.com



604-817-7338

DM

Don Munro
PREC*

Sutton
SUTTON GROUP
WestCoast Realty™

botsoldmunro@gmail.com

www.donmunrorealestate.com



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealestate.com



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealestate.com



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealestate.com



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealestate.com



About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.

604-817-7338

DM

**Don Munro
PREC***



botsoldmunro@gmail.com

www.donmunrorealestate.com

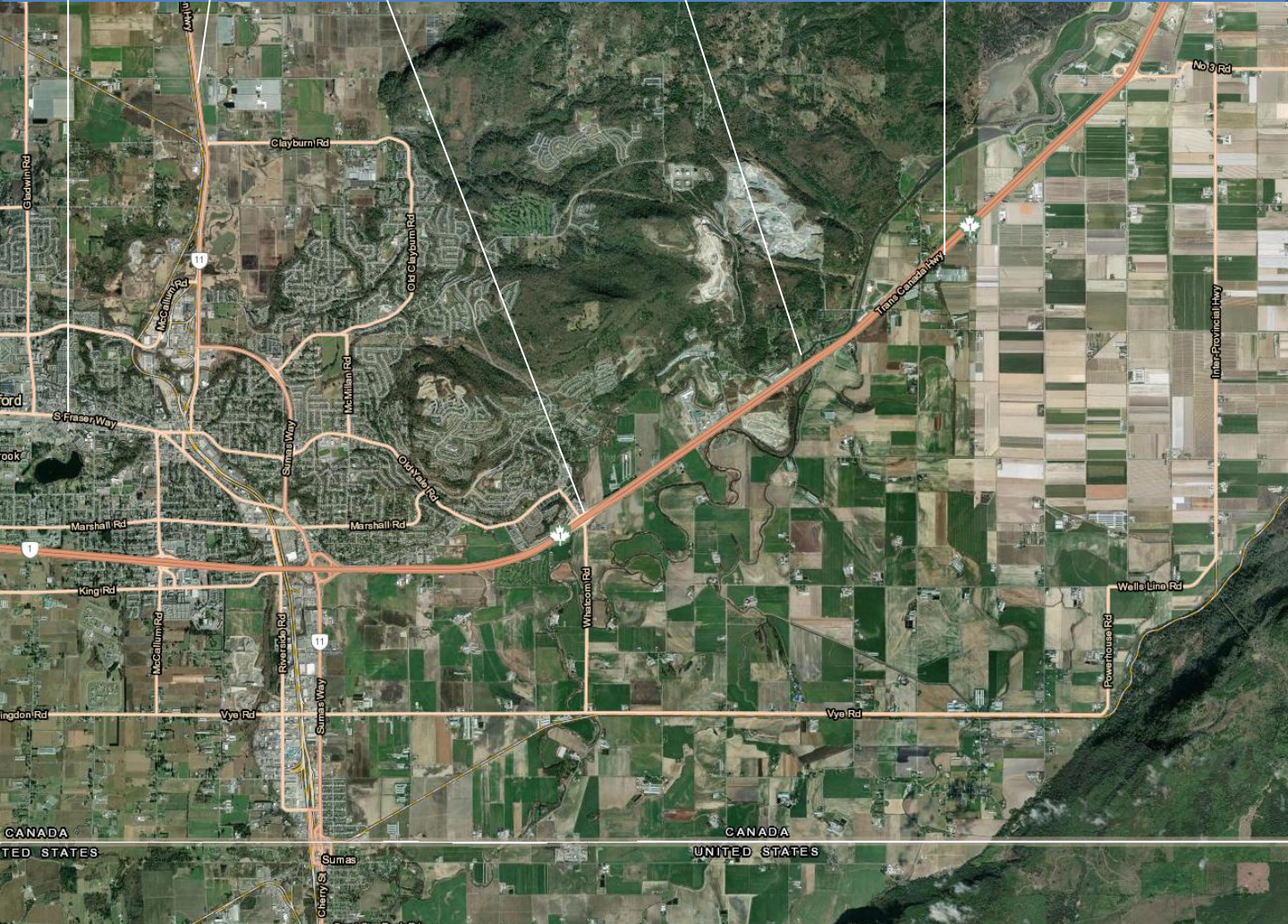
3051 Eldridge Road

South Fraser Way

Highway 11

Whatcom Exchange

TransCanada Hwy



604-817-7338

DM

Don Munro
PREC*



botsoldmunro@gmail.com

www.donmunrorealstate.com

The information contained herein has been obtained from sources deemed reliable, but is in no way guaranteed by SUTTON GROUP West Coast Realty or Don Munro. Prospective Buyers/Leasers should make full independent Investigation of all facets of the property, including legal and accounting, prior to purchase/lease.