

# Abbotsford & Mission

## Rental Listings

Monday, Monday Jan 6<sup>th</sup>, 2025 - Monday, Jan 13<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 - 750ft<sup>2</sup> - one bedroom suit (Abbotsford)

Nice One bedroom basement suit , full bathroom, , fridge, include , heat and hydro. At Downes road, Gladwin area, available Dec 15. text 604-362-5506, for more information. you need to pass police check, and good credit, do not do drug and party, loud music

## \$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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## \$1,385 / 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

## \$1,500 / 1br - 1 bedroom basement suite in aldergrove (Aldergrove)

A cozy and private one-bedroom basement suite featuring an open-concept living and kitchen area, a spacious bedroom with ample closet space, and a full bathroom. This suite offers its own separate entrance, in-suite laundry, and plenty of , making it an ideal space for a single occupant or couple. Quiet neighborhood, close to amenities and public transportation. Rent included utilities and internet (aldergrove area ) near Freshco). (604) 866-0281

## \$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 / 1br - 1000ft<sup>2</sup> - 1 bed 1 bath suite for rent (Abbotsford)

1 bedroom basement suite, full bathroom, 1 large bedroom, gourmet kitchen with s/s appliances, dishwasher, new kitchen cabinets, spacious family room area, separate laundry, separate private entrance, parking available, recently renovated home, no smoking inside. Small pets allowed. Large backyard for kids to play, close to all levels of schools, shopping, hwy#1 access, transit and parks. Utilities are split with upper tenant 60/40. Internet/cable your own. Available Feb 1, 2025

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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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### \$1,600 / 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

### \$1,650 / 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.

### \$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 1st, 2025. One Year Lease Required, 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

### \$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 1st, 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

### \$1,750 / 2br - Suite For Rent (Abbotsford,BC)

Two Bedrooms and one full bathroom legal suite with ground level in custom built house. Private entry, own laundry, high ceiling, in room security, new floor, new kitchen and drapes. It is close to all amenities (school, parks, bus stop, shopping mall, grocery stores), Available now and references required. Rent \$1750.00, Utilities 1/3

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### \$1,750 / 2br - Basement suite (West Abbotsford)

2 bedroom basement suite available for rent. Washer dryer in unit. Close to schools, parks and public transit. Nice neighborhood. No pets. No smoking. (778) 245-0035

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

Bedrooms: 3, Bathrooms: 2, Pets: w/Approval, No Smoking, Utilities: Tenant to pay 30%, Available: December 18th. 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"

### \$1,800 / 2br - 900ft<sup>2</sup> - FURNISHED SUITE ON HOBBY FARM (Abbotsford)

900 sq ft fully furnished 2 bdrm suite on a working hobby farm. There are 15 stairs up to the suite located on second floor of out building. Suite contains all furniture including washer/dryer, stove, fridge, dishwasher, 52"

tv, air conditioning, base board and mini split heat as well as all cooking and eating utensils. Master bedroom has queen size floating bed/2nd bedroom has a queen size cabinet bed. Internet and utilities included. Gated driveway and dog/cats loose on property. 15 min to Abbotsford Airport, 5 min to 264th and Hwy 1. Maximum 2 ppl, no smoking, drugs or partying. Looking for an ideal renter who is quiet, respectful, and employed full time (and can provide references). Tenant insurance is required. This rental is ideal for out of town employees working in the Fraser Valley.

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\$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

## houses/Apartments:

\$1,000 / 1br - 700ft<sup>2</sup> - ONE BEDROOM APARTMENT FOR RENT IN ABBOTSFORD (Abbotsford, BC)

Open and spacious one bedroom apartment for rent in the heart of Abbotsford.

Located in a nice quiet building with older mature residents. Heat and hot water and water are included in rent but no other utilities. There is also free laundry in the building. Looking to rent right away for \$1000/month. (778) 240-5042

\$1,625 / 1br - Large Bright One Bedroom (Abbotsford)

This centrally located unit on the quiet side of the building has top-of-the-line appliances, flooring, and light fixtures. Comes with 5 appliances, a fridge, stove, dishwasher, full-size washer, and dryer, underground parking, and storage locker, an exercise room, and an amenities room. Extra cupboards and desk in eating area. Close to all levels of schools, the University, and bus route. This is a one-year lease, must have good credit and references. This is a non-smoking unit and building.

NO TEXT MESSAGES Available Feb 1, 2025 Call Marilyn 604-855-7393

## \$1,200 / 1br - 650ft<sup>2</sup> - 1 bed 1 bath Apartment for rent - 33924 George Ferguson Way (Abbotsford)

Application Link: <https://selectrealestatebc.managebuilding.com/Resident/rental-application/new>

Looking for a cozy and convenient place to call home? Look no further than this recently updated 1-bedroom suite in the heart of Abbotsford. Located just a stone's throw from downtown Abbotsford, this clean and well-maintained unit is perfect for a single person or couple looking for a comfortable and affordable place to live. Features:- No Pets., Tenant pays Hydro/Fortis- Garbage Water and Sewer included.- One Year Lease- No Smoking- Off street parking- Available Immediately- \$1,200 per month, LEASE INFORMATION: ONE-YEAR LEASE, NON-SMOKER, TENANT PAYS: Hydro, Gas, Internet/Cable Professionally managed by: SELECT REAL ESTATE - PROPERTY MANAGEMENT DIVISION, Property Management Phone #: 6\*0\*4-7\*9\*3-2\*2\*0\*0

## \$1,295 / 1br - Top-floor 1-bdrm close to McCallum Junction & a walking bridge to UFV. (1909 SALTON RD, Abbotsford, BC)

A family-friendly complex close to McCallum Junction, w/easy freeway access & a walking bridge to UFV. This top-floor 1-bedroom, 1-bathroom condo features an updated kitchen & bathroom w/stainless steel appliances, new countertops, & cabinets. The unit provides easy access to 2 parking stalls, one underground, & includes a storage locker. Enjoy a large living room & a walk-in closet in this pet-friendly home. The complex features an outdoor pool and beautiful mature trees. Heat & HW are included in the maintenance fee. With electric vehicle charging & a central location,

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## \$1,600 / 1br - 700ft<sup>2</sup> - 1 bedroom suite (Abbotsford)

1 bedroom suite in the Abacus building. Close to historic downtown Abbotsford. Insuite laundry, secure underground parking, storage unit, fitness center and a conference room. Walking distance to restaurants, shopping and recreation. No smoking. 1 year lease. \$1600/month Call 236.622.1400

## \$1,700 / 1br - 688ft<sup>2</sup> - 1 Bedroom Apartment (Abbotsford)

1-bedroom 688 sq ft. apartment for rent in the Edgebrook Development (built in 2009) located at 2947 Nelson Place (near George Ferguson Way & Gladwin Road). \$1700/month (includes HYDRO, water & 1 gated underground parking spot). Available February 1st. To view the suite call Paul at 1-604-924-9895. Whirlpool stainless steel appliances (fridge, stove, dishwasher & microwave), 9ft ceilings, in-suite laundry, walk-in closet, granite counter tops, wide-plank 12 mm laminate flooring and electric fireplace. Located in the heart of Abbotsford. 3 Blocks to Sevenoaks Shopping Centre, Superstore and Horn Creek Park Walking Trails.

## \$1,750 / 2br - 880ft<sup>2</sup> - 2bdrm (Abbotsford)

This is a beautiful 2br in a quiet semi- age restricted building! One occupant has to be at least 55+ while the other can be younger. This is a no pet building. The building is filled with amenities such as underground

parking swimming pool, hot tub, social hall, outdoor BBQ gazebo, games room, social hall etc etc. The 2bdm unit has a large balcony, walk-in shower, in suite laundry with brand new washer and dryer. The unit also has a storage locker. There's plenty of visitor parking and the building is centrally located; close to shopping, rec centre, restaurants, medical centers and easy hwy access. Stop by and have a look. (778) 808-6161

### \$1,850 / 1br - 725ft<sup>2</sup> - Luxury private coach house (Abbotsford)

Professionals dream. Solo stand alone unit no neighbors or elevators. Lots of natural light.

This is a coach house. Completely private, private entrance. Great area, close to Hwys, downtown Abbotsford and many amenities. The rental includes own yard.No cable bill, No water bill, No gas bill, No hydro bill, utilities included! High end finishing, Quartz countertop, Washer dryer, Dishwasher, Heated floors, Private entrance, Private parking, High speed Internet. Message with introduction contact information, references, and employment verification.

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### \$1,980 / 1br - Abbotsford Hudson's Loft Two Level Penthouse 1bed+1 den+1.5 bath (Abbotsford)

This suite is located in the heart of the new Central Park Village, and is equipped with stainless steel appliances and granite countertops. Carpets in bedrooms and on stairs, providing warmth and around Insulation.

Spanning two levels on the 5th and 6th floors, the penthouse is accessible via elevator to both floors.

Expansive patios extend from the living room and master bedroom, perfect for hosting on the lower patio or BBQ on the upper deck with amazing views to enjoy. Available: Now!!!

Features:-1 Bedroom-1 Den-1.5 Bathroom- 2 Private Patio- In-Suite Laundry- 1 Underground Parking Spot- 1 Locker, Terms:-Minimums 1 year Lease- No smoking!- Allowed only one small pet- Utility and Internet Extra, (604) 362-9061

### \$2,000 / 1br - 626ft<sup>2</sup> - Highstreet area one bedroom newly renovated high ceiling (Abbotsford)

Available: April 1, 2025. 1 bedroom + den listed by owner. Newly renovated, all-floor modern look, no carpet!

New microwave and stove. also includes appliances: fridge, washer & dryer, dishwasher. high ceiling, great natural lights, Mt Baker view. Looking for a responsible tenant, with a minimum 1-year lease. no pets, no smoking of any kind.

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### \$2,300 / 3br - 1200ft<sup>2</sup> - 3 Bedroom house main floor (Abbotsford)

Large open living and dining room with a fireplace, Laminate and new tiling flooring throughout, Large kitchen with stainless steel fridge, stove, oven and dishwasher, 1 1/2 bath, Brand new high-efficiency laundry, Large backyard, Five minute walk to elementary middle and high school, Five minute walk to Abbotsford regional

Hospital, 1 year lease, Proof of income required , reference check required. Credit check may be required . Available as of January 1, 2025.

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\$2,500 / 3br - 1247ft<sup>2</sup> - 3 bed 1.5 bath upper suite (Abbotsford)

Large open living and dining room with a fireplace, Laminate and tile flooring throughout

Large kitchen with a stainless steel fridge and stove/oven & a dishwasher. Lots of cabinet space and direct access to the wrap around deck from the kitchen and dining area. Primary bedroom has a 1/2 bath and a large double closet, Other 2 bedrooms also have a large closet and windows. Main bathroom has a bathtub/shower combo, Shared laundry, 1 car garage, Pets negotiable with owners approval and pet deposit paid, No Smoking, 1 year lease then month to month, Garbage, recycling, green bin pickup included, 70% split for Fortis, Hydro, water/sewer, 1/2 month security deposit required, Proof of Income required, Reference checks required, Credit check may be required, Tenants Insurance recommended.

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\$2,900 / 4br - 1700ft<sup>2</sup> - 4 bed 2 bath upper suite (Abbotsford)

Open Floor plan with Laminate floor throughout. Stainless steel appliances-Large Fridge with multiple drawers, Double door oven, dishwasher, microwave. Primary bedroom has a large walk-in closet, and ensuite bathroom has a large jet soaker tub. Large covered deck off the living area over looking the backyard. The backyard is shared with lower tenant (lower tenant is responsible for all yard maintenance), In-suite washer dryer (not shared), 1700sqft, Pictures taken before current tenant moved in. 24 hours notice required for all showings. Available March 1 2025, Internet/Cable not included, No pets, No smoking , 2 driveway parking spots, 1 year lease then month to month, Proof of Income required, Reference check required, Credit check may be required, Tenants Insurance recommended. [71af428e038e3ee4bc6c2e961489fc65@hous.craigslist.org](mailto:71af428e038e3ee4bc6c2e961489fc65@hous.craigslist.org)

## Mission:

\$1,100 / 1br - 500ft<sup>2</sup> - Spacious 1 bdrm suite (Mission)

8511 Judith St. Mission. This is a 1 bedroom ground level suite of about 500 square feet. The spacious open concept living room and kitchen lead down to a full 4-piece bathroom and an average sized bedroom with full closet. There is off street parking for one vehicle on the driveway and there is a little concrete pad and grassy area outside the entry. Shared use of the fenced back yard is also available, if desired. The home does come with fridge and stove but sorry there are no laundry facilities available on site. Utilities included not including wifi. Maximum 2 occupants. No pets please. No smoking on the property. To schedule a viewing appointment please contact Beryl 604-820-8888



### \$1,350 / 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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### \$1,500 / 2br - 650ft<sup>2</sup> - suite for rent (Mission east)

A beautiful basement for rent with a separate entry, fully fenced yard. It is near public transit, elementary school and quite neighbourhood. Off street parking, Central AC for the warm summer. Gas and Hydro included. 2 spacious bedrooms, 1 full bathroom with a closet. Open living space and in suite laundry. Please NO pets and NO smoking. Cable and Internet is not included. Please reach out for a viewing. (778) 245-0259

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

\$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

### \$1,750 / 1br - 1000ft<sup>2</sup> - Basement for rent (Mission)

Ground Level Private Suite available for rent from Feb 1st. Serious inquiries only!!!! Suite is in mission on brown crescent.-1000 Sq+ of living Space-Tons of sunlight(South Facing)-Central Heating/ Central AC-Huge kitchen with ample storage + counter space-Bright and Fully Renovated- Spacious washroom with in-suite laundry(Private) and bathtub- Utilities are included in the Rent and we can share our wifi password if needed .- Separate entrance, We are looking for a quite Individual, Couple or Single family. Some Basic Requirements:- Employment/income verification would be a required-No Smoking/Partying -Tenant Insurance will be required. Once the suite is rented out we will remove the listing. Feel free to ask any questions (If the posting is up, that means it's available), (236) 888-6087

### \$1,750 / 2br - 900ft<sup>2</sup> - Newly Renovated 2 bed Ground Level (mission)

\*\*\*\*\*Bathroom getting updated\*\*\*\*\* Newly renovated garden-level suite in the family-friendly neighborhood of Upper Mission. 2 bedrooms, 1 bath, Separate entrance, Separate Laundry. Located in a quiet, family-oriented neighborhood close to local grocery stores, parks, and playgrounds. 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!

[83c7d4591fd8350d93c0fdf47bfc2c2f@hous.craigslist.org](mailto:83c7d4591fd8350d93c0fdf47bfc2c2f@hous.craigslist.org)