

Abbotsford & Mission

Rental Listings

Monday, December 1st, 2025 - Monday, Nov 15th, 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 1108	Cascade.shelter@salvationarmy.ca
Outreach	604 852 9305 extension 1136	Barbara.Payne@salvationarmy.ca
Family Services	604 852 9305 extension 1199	Randy.clayton@salvationarmy.ca
Case Planning	604 852 9305 extension 1193 604 852 9305 extension 1198	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.

ABBOTSFORD:

\$1,750 / 2br - 1200ft² - Two Bedroom Lower Rancher with Laundry, Avail Now

This suite comes with its own laundry. Spacious with parking. Water, Electrical, and Heating utilities included. Close to amenities, parks, and transit. Perfect for a family in this neighbourhood. Newly renovated bathroom with shower. No Smoking, No Drugs, and No Pets. Damage Deposit required. Available Now. Call or text for viewing, 778-808-2222.

<https://abbotsford.craigslist.org/apa/d/abbotsford-two-bedroom-lower-rancher/7899867991.html#>

\$1,880 / 2br - 673ft² - 2 BED Jr, 1 BATH CONDO

JACOB – CENTRAL ABBOTSFORD – BRAND UNIT 2 BED Jr, 1 BATH CONDO

6XX – 33886 Pine Street Top floor

Features of the property: ● 2 Bed 1 Bath ● Patio ● 673 Sqft ● Parking: 1 secured ● Bike Locker
● Fridge ● Microwave ● Dishwasher ● In-suite washer and dryer ● Stove ● Baseboard heating
● Amenities: Landscaped outdoor spaces with gardens and seating, kids play area, and secured parking. Steps from Historic Downtown Abbotsford, minutes away from Save on foods and Starbucks and Shopping Centers.
● Utilities: utilities not included ● 1 year lease ● Tenant insurance required ● No Pets ● Unfurnished

Welcome to Jacob!

Brand New Modern 2-Bedroom Junior 1 Bathroom Top floor Condo in Central Abbotsford

Nestled in a quiet enclave just steps from Historic Downtown Abbotsford, this modern condo offers the perfect balance of comfort and convenience.

Featuring 2 bedroom and 1 bathrooms, with a patio! This bright and energy efficient home is ideal for individuals or couples seeking a cozy retreat with contemporary finishes. Enjoy a welcoming community atmosphere with easy access to local shops, restaurants, cafes, and parks — everything you need is right at your doorstep.

Don't miss this opportunity to live in a vibrant new condo community in the heart of Abbotsford!

Be sure to leave your contact details along with some info about yourself: How many people will be living in the unit, where you work, what date you are looking to move in etc.

Professionally managed by Cervantage Property Management a division of Stonehaus Realty

<https://abbotsford.craigslist.org/apa/d/abbotsford-southeast-bed-jr-bath-condo/7899850914.html>

\$1,880 / 2br - 673ft² - UNIT 2 BED, 1 BATH CONDO

JACOB – CENTRAL ABBOTSFORD – BRAND NEW UNIT 2 BED, 1 BATH CONDO
6XX – 33886 Pine Street Top floor

Features of the property: ● 1 Bed 1 FLEX 1 Bath ● Patio ● 673 Sqft ● Parking: 1 secured ● Bike Locker
● Fridge ● Microwave ● Dishwasher ● In-suite washer and dryer ● Stove ● Baseboard heating
● Amenities: Landscaped outdoor spaces with gardens and seating, kids play area, and secured parking. Steps from Historic Downtown Abbotsford, minutes away from Save on foods and Starbucks and Shopping Centers.
● Utilities: utilities not included ● 1 year lease ● Tenant insurance required ● No Pets ● Unfurnished

Welcome to Jacob!

Brand New Modern 1-Bedroom FLEX 1 Bathroom Top floor Condo in Central Abbotsford

Nestled in a quiet enclave just steps from Historic Downtown Abbotsford, this modern condo offers the perfect balance of comfort and convenience.

Featuring 1 bedroom 1 FLEX Den or Bedroom and 1 bathroom, with a patio. This bright and energy efficient home is ideal for individuals or couples seeking a cozy retreat with contemporary finishes. Enjoy a welcoming community atmosphere with easy access to local shops, restaurants, cafes, and parks — everything you need is right at your doorstep.

Don't miss this opportunity to live in a vibrant new condo community in the heart of Abbotsford!

Be sure to leave your contact details along with some info about yourself: How many people will be living in the unit, where you work, what date you are looking to move in etc.

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<https://abbotsford.craigslist.org/apd/abbotsford-southeast-unit-bed-bath-condo/7899850623.html>

\$1,580 / 1br - 520ft² - Garden Level Suite in Highlands!

Garden Level Suite in Highlands!

Welcome to your new home! A newly fully renovated 1 bedroom furnished property nestled in the sought-after Highlands neighbourhood in East Abbotsford.

The suite is situated in a cul-de-sac of a beautiful and quiet neighborhood, surrounded by stunning views of the Eagle Mountain from the lovely patio, with 1-minute walk to the Bassani Park, Devon falls and trails. Within, is a fully equipped kitchen, a comfortable bedroom with a queen-sized memory foam bed, with lots of natural light.

Ideal for a couple or individual seeking a comfortable and convenient place to call home, this cozy space boasts a maximum occupancy of 2 people.

*Key Features:

- Bedrooms: 1 - Bathrooms: 1
- Rent: \$1,880 per month Furnished OR \$1,580 per month Unfurnished. - Utilities: 25% of utilities.
- Kitchen: The kitchen is equipped with the fridge, dishwasher, cook top with oven, microwave, tea & coffee maker, electric kettle, toaster, pots and pans, dishes, crockery, cutlery.
- All Major Appliances: This suite includes a washer, dryer, fridge, stove, microwave and dishwasher!
- Separate Entrance: Your own private entrance ensures complete privacy and independence.
- Backyard: About 400 sft private patio and backyard.
- Storage: 1 crawl space locked storage
- Highway 1 Access: Commuting is a breeze with easy access to Highway 1 (Exit 95)

- Street Parking: 1 parking right opposite the house.

Don't miss your chance to schedule a viewing and secure this lovely unit for yourself. Reach out today to apply and begin reaping the benefits of living in this prime location.

- Small Dogs considered (with restrictions and deposit)

- No smoking of any kind

- Available now

<https://abbotsford.craigslist.org/apa/d/abbotsford-garden-level-suite-in/7897836204.html>

\$1,650 / 2br - 850ft² - 2 beds/1bath Bright & Spacious, quite building

2 BEDROOMS, 1 BATHROOM ON SECOND FLOOR

* YOUR RENT INCLUDES HOT WATER, FLOOR HEATING AND 1 GATED UNDERGROUND PARKING SPOT.

* Closed to all amenities, walking distance to public transit, easy highway access.....

Suite Features:

- Upgrades - Lots of storage, closets and cabinets space in suite - Fridge, Stove, dishwasher, microwave

- Covered Balcony - Good size Storage/Laundry room with hook-up W/D - Walk through closet with access to the bathroom - Custom made blinds

Building Amenities:

- Key FOB entry – Elevator - Laundry facilities in the building - Full-time Resident Manager On-Site

- Visitor Parking - SORRY NO PETS OR SMOKING

Terms: - Minimum one year lease

NOTE: CREDIT AND REFERENCE CHECK WILL BE DONE FOR ALL APPLICANTS.

Please respond with the following questions:

- Brief description about yourself and others occupying the unit

- How many people will be living in the unit

- Phone number to reach you at and best time to call you

"As long this ad is up, apartment is still available!" We'll remove the ad when it's gone.

<https://abbotsford.craigslist.org/apa/d/abbotsford-southwest-beds-1bath-bright/7892043383.html>

\$1,400 / 1br - 599ft² - Stylish 1 Bed + 1 Bath Unit- Steps to everything!

Welcome to The Latitude - a beautifully maintained condo building in the heart of Abbotsford!

This bright and modern 1 bedroom, 1 bathroom unit offers everything you need for comfortable urban living.

Enjoy an open-concept layout, a spacious kitchen with stainless steel appliances, and cozy living area that opens to a private balcony with great views.

Walking distance to shopping, parks, restaurants, public transit, and easy access to Hwy 1. Perfect for professionals, students or any one seeking a convenient living.

<https://abbotsford.craigslist.org/apa/d/abbotsford-stylish-bed-bath-unit-steps/7895660386.html>

\$1,650 / 1br - 547ft² - Pristine & Brand New Condo - Dog Friendly

Bedrooms: 1 Bathrooms: 1 Parking spots: 1 Storage Unit

Pets: Small dog OK No Smoking Utilities: Water included & 3 months of free Telus

Security Deposit: Half Month's Rent Pet Deposit: Half Month's Rent Lease: One Year Lease

Available: Now

Step into modern living with this sleek, stylish 1-bedroom, 1-bathroom suite—designed with comfort, convenience in mind. High end finishes and appliances at The Jacob with a corner patio.

Perfectly situated near the Downtown Abbotsford core, you'll be minutes from cafes, restaurants, boutique shops, fitness studios, and daily essentials. Enjoy a walkable lifestyle surrounded by elegant mountain views and urban convenience.

Is this your Vybe? Call or text 236-466-5034 to book a viewing. Reference: "407– 33886 Pine St"

Listing Presented by:

Vybe Realty Property Management Team 236-466-5034

<https://abbotsford.craigslist.org/apd/abbotsford-pristine-brand-new-condo-dog/7899791987.html#>

\$1,400 / 2br - 995ft² - 2 bedroom and 1 bath for rent

This beautiful two-bedroom, one-bath basement suite rental is located just off Marshal Road near Mill Lake Park. It is minutes away from all levels of school, Hwy 1, shopping, and dining. It also has shared backyard access to a fully fenced-in yard. It's the perfect place for your family to call home!

Suite Features: - 2 Bedrooms - 1 Bathroom - Utilities 33% - Covered and Private Entrance

Exterior pictures older, the property has since been cleaned up.

Professionally marketing and managed by licensed property manager Sanveer Gill, Century 21 Coastal Realty Ltd.

Amenities Carpet, Fenced yard, Hardwood floors, Heat, Microwave, Pet friendly, Refrigerator, Stove and oven, Vinyl floors, Window coverings

<https://abbotsford.craigslist.org/apd/abbotsford-bedroom-and-bath-for-rent/7899789286.html>

\$1,600 / 1br - 572ft² - 1 Bed - G/G1 at Gardner Apartments

GARDNER LIVING | APARTMENTS PROFESSIONALLY MANAGED BY MOSAIC

2850 Livingstone Ave, Abbotsford BC

Limited Time: DECEMBER RENT FREE!!

1-Bed, 1-Bath townhome Available: December 1, 2025 Monthly rent: \$1,600 Utilities not included

Extras

• Parking • Storage • Tenant insurance

HOME FEATURES

- 9ft Ceilings • Bright open concept • Oversized windows • Stainless steel appliances • In-suite Laundry
- Pet-friendly homes • Private Balcony

BUILDING AMENITIES

- Pet friendly • Shared outdoor space for residents
- Dedicated Resident Service Manager for viewings, applications, and maintenance
- Homes built exclusively for renters — stay as long as you like
- Smart building access, EV charging, and parcel notifications
- Manage payments and maintenance requests through the Resident Portal

THE NEIGHBOURHOOD

- live where comfort meet convenience • Adjacent to Gardner Park
- Minutes away from Highstreet and Mt Lehman shopping centre • Easy Access to Highway 1
- Short drive to Abbotsford Int. Airport or Downtown Abbotsford
- Surrounded by great shops, restaurants, breweries and entertainment

Reach out to our Leasing Team today. We're here to help!

Book a showing at: <https://www.rent-simple.com/listing/683?r=c>

This listing is professionally managed by Mosaic.

<https://abbotsford.craigslist.org/apa/d/abbotsford-southwest-bed-g1-at-gardner/7898530192.html>

\$1,590 / 1br - 572ft² - 1 Bed - G3 at Gardner Apartments

GARDNER LIVING | APARTMENTS PROFESSIONALLY MANAGED BY MOSAIC

2850 Livingstone Ave, Abbotsford BC

Limited Time: DECEMBER RENT FREE!!

1-Bed, 1-Bath Apartment Available: December 1, 2025 Monthly rent: \$1.590 Utilities not included

Extras

- Parking • Storage • Tenant insurance

HOME FEATURES

- 9ft Ceilings • Bright open concept • Oversized windows • Stainless steel appliances
- In-suite Laundry • Pet-friendly homes • Private Balcony

BUILDING AMENITIES

- Pet friendly • Shared outdoor space for residents
- Dedicated Resident Service Manager for viewings, applications, and maintenance
- Homes built exclusively for renters — stay as long as you like
- Smart building access, EV charging, and parcel notifications
- Manage payments and maintenance requests through the Resident Portal

THE NEIGHBOURHOOD

- live where comfort meet convenience • Adjacent to Gardner Park
- Minutes away from Highstreet and Mt Lehman shopping centre • Easy Access to Highway 1

- Short drive to Abbotsford Int. Airport or Downtown Abbotsford
- Surrounded by great shops, restaurants, breweries and entertainment

Reach out to our Leasing Team today. We're here to help!

Book a showing at: <https://www.rentsimple.ai/listing/851?r=c>.

Or contact our leasing team via text - please specify include the listing title or address in the message: (778) 656-0625

When replying, please include your full name, best email, and phone (optional) so we can follow up.

<https://abbotsford.craigslist.org/apa/d/abbotsford-southwest-bed-g3-at-gardner/7898564601.html#>

Mission:

\$1,250 / 2br - Basement Suite with Parking

Bedrooms: 2 Bathrooms: 1

Pets: 1 Small Pet w/ Approval No Smoking Utilities: Tenant to pay 30% Available: Now

One Year Lease Required Security Deposit: Half Months Rent Pet Deposit: Half Months Rent

This bright and comfortable suite features driveway parking. Conveniently located near schools and public transit in a peaceful, family-friendly area. Shared laundry is available.

Please call Ace Property Management at 604-853-2718- Ext-1

to book a viewing. Reference the address: "8713 Henderson St - BSMT"

Listing Presented by:

Ace Agencies

Property Management

33787 South Fraser Way

Abbotsford, BC V2S 2C3

<https://abbotsford.craigslist.org/apa/d/mission-basement-suite-with-parking/7899808753.html#>

\$1,495 / 2br - 750ft² - *Rent Me, Rent Me, Rent Me** - Mission 2 Bedroom

\$1495 per month Available now 2 beds, 1 full bath 750 sq. ft. Deposit \$797

Advertised Rent is Discounted rent for immediate possession*

This spacious and modern 2 bedroom , 1 bathroom basement suite is the perfect place to call home. Featuring a private entrance, shared laundry, and stainless steel appliances, it offers both comfort and convenience. The

suite is bright and inviting with clean white cupboards and a fresh feel throughout.

Suite Features: -2 bedroom - 1 bathroom - Street parking - Stainless appliances

- Pets subject to approval - Shared Laundry - Utilities extra at 2/6th total Estimated 100/month adjusted annually

Lease terms: One year term, with month to month thereafter, Pets subject to approval .

Professionally Marketed by Murphy's Property Management - Mark Murphy Licensed PM and Sheila Savard Assistant

Utilities and Extras

. Air conditioning . Washer/dryer included

Building and Surroundings

. Fenced yard

Contact Us:

Murphy's Property Management

Mark Murphy

778.743.1325

<https://abbotsford.craigslist.org/apa/d/mission-rent-me-rent-me-rent-me-mission/7894294579.html#>

\$1,695 / 2br - 1200ft² - Peaceful HillSide Retreat on Acreage

\$1695 per month Available November 15th 3 beds, 1 full bath 1200 sq. ft. Deposit \$847

*** Rent Negotiable for Long term Tenancies ** * Rent negotiable for Immediate Tenancies ****

Country Living is the most Peaceful Living!! - Available Nov 15th

This home is beautifully located a top a hill with a nice view of the valley. The suite is a three room house two large bedrooms and one large den/room. Suite comes equipped with complete with Dishwasher/Stove/Fridge/Insuite Laundry. The windows in this home make it super bright and the outdoor covered patio makes it pleasant for morning coffees and listening to the birds. No dogs on this property but a cat may be considered with approved application. Utilities are shared with landlady proportionate to size of space you occupy.

Suite Features:

- 3 Rooms (2 Large Bedrooms and large Den no closet) - 1 Bathroom - All Appliances - Covered Patio

- Beautiful Views - Utilities Extra - 4x4/ AWD vehicles preferred for winter due to hill Driveway is Paved

- Gated House - Owner Sells Farm Eggs (Yum) - Internet is extra but provided by Starlink and the Owner Provides

Lease terms: One year term with month to month thereafter, Cats may be approved subject to approval of application, showings available upon request on our showing coordinator.

Professionally Marketed and Managed by: Murphy's Property Management, Mark Murphy and assistants Sheila and Patrick

Rooms and Interior . Hardwood floors

Kitchen and Bath . Stove/oven . Dishwasher . Refrigerator . Microwave

Utilities and Extras . Washer/dryer included

Lease Terms . Dogs ok . Cats ok

Contact Us:

Murphy's Property Management

Mark Murphy

778.743.1325

<https://abbotsford.craigslist.org/apa/d/mission-peaceful-hillside-retreat-on/7892352313.html#>

\$1,350 / 300ft² - Small bachelor suite

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.

<https://abbotsford.craigslist.org/apa/d/mission-small-bachelor-suite/7899786864.html>

\$1,475 / 2br - 900ft² - Two bedroom basement suite

Two bedroom updated basement suite available in Mission - utilities included

Available Pet friendly Nice cozy - 2 bedroom suite Above ground - walk out Lots of natural light

Windows in all spaces Laminate floors Tiles New paint New bathroom with new tub and fixtures

New vanity New kitchen Brand new windows In suite laundry 2 bedroom suite Good parking

Easy access to lounge and close to all amenities in Mission. Easy access to Abbotsford/maple Ridge

Updated Modern light and bright Flexible on dates for the right tenant

\$1475 a month utilities included

Available immediately. However, can be available sooner or later for the right tenant.

Pets allowed with approval

Please reply with answers to these basic questions that are relevant for occupancy. No answers...no response.
How many folks? What do all adults do for work? Any pets? Why are you leaving your current accommodations? Criminal record of any sort? Are you looking for long term?
From what date would you like to rent from?
Thank you.

<https://abbotsford.craigslist.org/apa/d/mission-east-two-bedroom-basement-suite/7899762848.html>

\$1,495 / 2br - Brand New 2 Bedroom

Bedrooms: 2 Bathrooms: 1 Pets: With Approval No Smoking Utilities: Shared Available: Now
Security Deposit: Half Month Rent Pet Deposit: Half Month Rent Monthly Rent: \$1495
Very nice brand new, bright, 2 bedroom, 1 bathroom suite. Conveniently located just minutes away from the West Coast Express, downtown Mission, shops and restaurants. Sorry, no laundry.
For more information please email us at rentals @ topproducersrealty. ca
Please reference the address: "3rd Ave Lower" Listing Presented by:
Top Producers Realty Ltd.
Property Management Division
#103-33070 5th Avenue, Mission (604) 820-9000

<https://abbotsford.craigslist.org/apa/d/mission-east-brand-new-bedroom/7897439918.html>

\$1,500 / 1br - Brand New 1BR Coach House

Bedrooms: 1 Bathrooms: 1 Pets: With Approval No Smoking Utilities: Shared Available: Now
Security Deposit: Half Month Rent Pet Deposit: Half Month Rent Monthly Rent: \$1500
Very nice, brand new, bright 1 bedroom coach house with in suite laundry. Conveniently located just minutes away from the West Coast Express, downtown Mission, shops and restaurants.
For more information please email us at rentals @ topproducersrealty. ca
Please reference the address: "3rd Ave Lower" Listing Presented by:
Top Producers Realty Ltd.
Property Management Division
#103-33070 5th Avenue, Mission (604) 820-9000

<https://abbotsford.craigslist.org/apa/d/mission-east-brand-new-1br-coach-house/7897454815.html>