

**306 33485 South Fraser Way**  
Abbotsford, Central Abbotsford V2S  
8P9

**RE/MAX**  
TRUEPEAK REALTY

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**MLS# R2496142**



**CITADEL RIDGE**

**\$415,000**

**2 Bedrooms | 2 Bathrooms | 1,226 Sqft**

Unique 2 bedroom condo in Citadel Ridge! Located on the third floor this home features 9 foot ceilings, 4 interior french doors, 2 large bedrooms both with a 4 piece bath and one with a convenient wet bar, hardwood floor in the kitchen, enclosed solarium with ceramic tile floor, granite countertops, elegant arched doorways, AC in each bedroom and a beautiful Mt baker view. Park your cars in the secure underground parking with a separate double garage which also includes a storage locker. Citadel Ridge is nicely situated close to Abbotsford's best amenities like Historic Downtown Abbotsford and Sevenoaks Mall. 1 cat or 1 dog no taller than 15" at the shoulders allowed. A must see!!!



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