

\$1,165,000 - 31165 Sidoni Avenue, Abbotsford

MLS® #R3063442

\$1,165,000

5 Bedroom, 3.00 Bathroom, 2,379 sqft

Single Family on 0.16 Acres

N/A, Abbotsford, British Columbia

SPACIOUS Family Home with Mortgage Helper in West Abbotsford!! Located on a quiet street in sought-after West Abbotsford, this well-kept home offers space, comfort, and unbeatable convenience. The upper level features 3 spacious bedrooms, a welcoming family room, a bright living room, and an open-concept layout perfect for everyday living. The ground floor boasts a huge bedroom/rec room & one-bedroom suite as a mortgage helper. Enjoy a large and inviting foyer, with tile and laminate flooring throughout for easy maintenance and modern appeal. This house comes with Central AC. Just 2 blocks from Blue Jay Elementary and Rick Hansen Secondary, and within walking distance to Fruiticana, High Street Mall, and other essential amenities. Quick and easy access to Highway 1 makes commuting simple. y!!!! (id:6289)

Built in 1992

Essential Information

Listing #	R3063442
Price	\$1,165,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,379
Acres	0.16
Year Built	1992
Type	Single Family



Sub-Type	Freehold
Style	Other

Community Information

Address	31165 Sidoni Avenue
Subdivision	N/A
City	Abbotsford
Province	British Columbia
Postal Code	V2T5J8

Amenities

Amenities	Laundry - In Suite
Utilities	Electricity, Natural Gas, Water
Parking Spaces	6
Parking	Garage
# of Garages	1
View	City view

Interior

Appliances	Washer, Dryer, Refrigerator, Stove, Dishwasher
Heating	Natural gas Forced air
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior Features	Garden Area
-------------------	-------------

Listing Details

Listing Office	Century 21 Coastal Realty Ltd.
----------------	--------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 4:01pm CDT