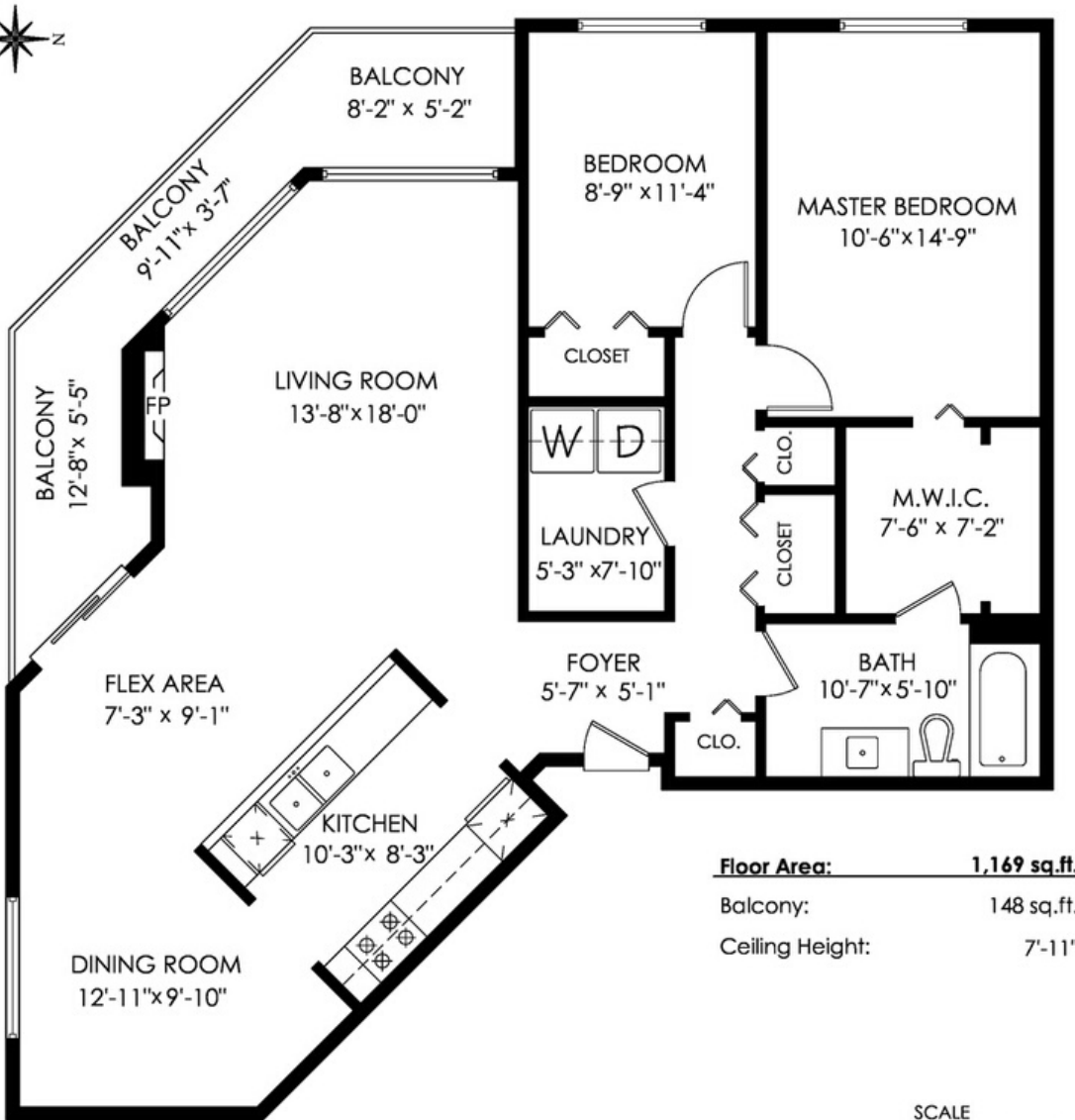
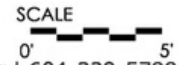


**116-1755 Salton Road,  
Abbotsford**

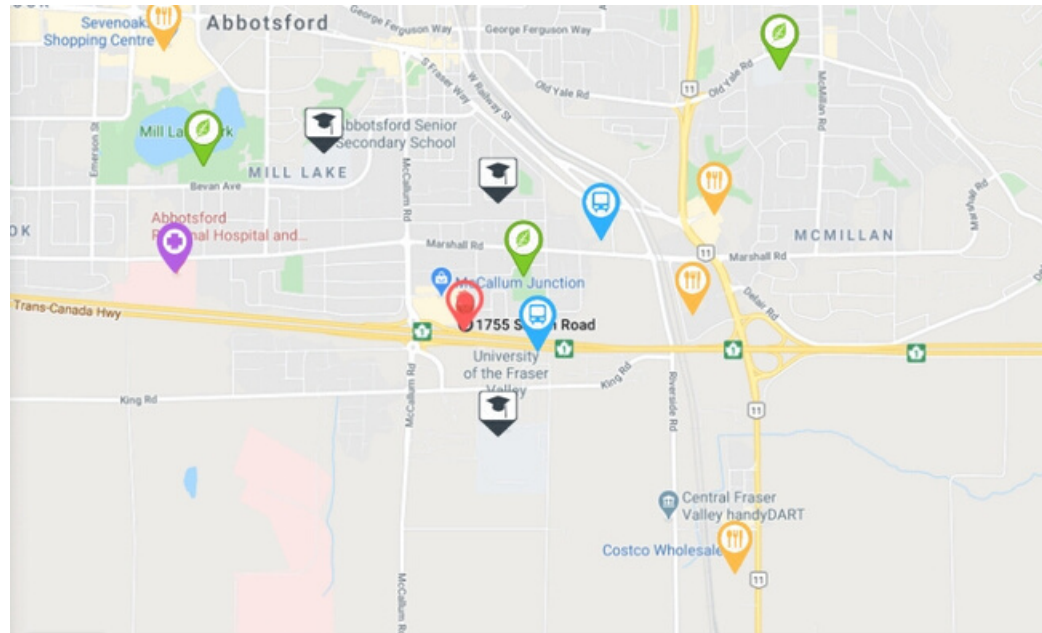


**Floor Area:** 1,169 sq.ft.  
**Balcony:** 148 sq.ft.  
**Ceiling Height:** 7'-11"



Measurements, Design & Scanning | 604-329-5788

E&O Insured for \$1,000,000. Total square foot calculated to gross unit area. 3DFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.PixlWorks.com



**#116 1755 Salton Road**

- SCHOOLS**
  - Alexander Elementary School 1.8 KM
  - Abbotsford Senior Secondary School 2.6 KM
  - University Of The Fraser Valley 1.6 KM
- TRANSIT**
  - McCalum @ Rainbow 700 M
  - Lynn @ Westbury 700 M
- PARKS & REC**
  - Mills Lake Park 3.4 KM
  - Abbotsford Recreation Centre 3.9 KM
  - Berry Park 500 M
- CONVENIENCE**
  - Save on Foods 2.1 KM
  - Costco 3.9 KM
  - Field House Brewing 2.3 KM
  - Walmart 2.0 KM
- EMERGENCY SERVICES**
  - Abbotsford Regional Hospital 2.3 KM

**MLS NO:** R2441823  
**PRICE:** \$345,000  
**YEAR BUILT:** 1990  
**TYPE:** Apartment/Condo  
**STRATA FEES:** \$315.27  
**AMENITIES:** Wrap around deck, and Club House



**EMMA STEWART**

REAL ESTATE

#116 1755 SALTON ROAD



**604.607.5214**  
**emmastewarthomes.ca**





2 BDRM / 1 BTHRM / 1,169 SQFT

So you're in the market for a 2 bedroom condo – what makes this one different? The Gateway is an established building in Abbotsford's up-and-coming University District. You literally have everything you need within a couple of minutes walk plus access to HWY1 one block away. This home was fully renovated a few years ago with paint, floor-to-ceiling gas fireplace and flooring throughout. It has a fantastic open layout that flows perfectly for day-to-day living or entertaining and has plenty of oversized windows looking out onto private green space. This home also has a full laundry room with newer appliances. The master bedroom has a walk-thru closet with a cheater door into the bathroom. Homes like this do not come up very often!



2



1,169 sqft



1



\$1,452.27 (2019)

For full listing details visit [www.emmastewarthomes.ca](http://www.emmastewarthomes.ca)