Abbotsford & Mission

Rental Listings

Monday, November 2nd ,2026-Monday, November 16,2026

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 9305extension 1196	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:

2BR / 1Ba 980ft^2 available December 1

Property Details

- **Type:** Below-grade basement suite
- **Size:** Approximately 980 sq. ft.
- **Bedrooms:** 2
- **Bathrooms:** 1 full bathroom
- **Available:** December 1, 2026
- **Occupancy:** Maximum 3 people
- **Entrance:** Separate private entrance
- **Security Deposit:** 50% of one month's rent

Features & Amenities

Brand-new suite with high-end finishes, two spacious bedrooms, bright living area, hardwood-style flooring, in-suite washer and dryer, refrigerator, stove, oven, and dishwasher.

Utilities & Parking

- **Hydro, gas, and water/sewer:** Tenant pays 20% of each.
- **Garbage:** Included.
- **Internet and cable:** Tenant pays 100% and arranges service independently.
- Utility payments are collected in advance and periodically adjusted to reflect actual costs.
- **Parking:** Street parking only.

Lease Terms

One-year fixed-term lease, followed by month-to-month tenancy. No pets or smoking/vaping permitted anywhere on the property, indoors or outdoors. Tenant insurance is required throughout the tenancy.

Contact Sanveer Gill, Licensed Property Manager, Century 21 Coastal Realty Ltd. (604) 621-6870

2-Bedroom Basement Suite - apartments / housing for rent - craigslist

$1,500 / 2br - Spacious 2 Bedroom Basement – West Abbotsford (Abbotsford)
31691 Amberpoint Pl, Abbotsford, BC V2T6T2

2-Bedroom Basement Suite – West Abbotsford

- **Bedrooms:** 2 | **Bathrooms:** 1
- **Available:** November 1
- **Utilities:** Tenant pays 30%
- **Pets:** 1 pet with approval
- **Smoking:** Not permitted
- **Lease:** 1 year required
- **Security Deposit:** Half a month's rent
- **Pet Deposit:** Half a month's rent

Located in a quiet, family-friendly neighbourhood near Highstreet Mall and all levels of education.

Reference: 31691 Amberpoint Pl – BSMT

Property Management: Tribe Management
33787 South Fraser Way, Abbotsford, BC V2S 2C3

Call: 604-853-2718

Spacious 2 Bedroom Basement – West Abbotsford - apartments / housing for rent - craigslist

$1,500 / 2br - 2 bedroom basement suite (Abbotsford)

Available **November 15 or December 1**

Enjoy this newly renovated, ground-level two-bedroom suite in a safe, family-oriented residential neighbourhood. Conveniently located near UFV with easy access to Highway 1.

- **Rent:** $1,500/month, including all utilities
- **Laundry:** Not included
- **Pets:** Not permitted
- **Smoking/Vaping:** No smoking, vaping, or cannabis smoking anywhere on the property
- **Security Deposit:** Half a month's rent

Rental Requirements: References and proof of income, including your two most recent pay stubs, are required.

Ideal for working professionals, a couple, or a small family seeking a comfortable home in a convenient location.

2 bedroom basement suite - apartments / housing for rent - craigslist

$1,650 / 2br - 600ft^2 - Updated Two Bedroom Above Ground Suite Near Sandy Hill Abbotsford

2-Bedroom Legal Walkout Suite – East Abbotsford

Welcome to Lethbridge Drive! This bright, beautifully updated, fully above-ground legal walkout suite offers comfortable living in a desirable, quiet East Abbotsford neighbourhood.

Suite Features

- 2 spacious bedrooms and 1 bathroom
- Fresh paint and updated countertops
- Bright, spacious living area
- Private in-suite laundry
- Separate radiant floor heating system
- Select furnishings available
- Off-street parking
- Convenient access to schools, parks, shopping, restaurants, and Highway 1

Rental Terms

- Maximum 2 occupants
- No pets
- Absolutely no smoking
- Minimum 1-year lease, then month-to-month
- Utilities extra
- Showings available upon request

Craigslist listing link: Updated Two Bedroom Above Ground Suite Near Sandy Hill Abbotsford - apartments / housing for rent - craigslist

Professionally Marketed By:
Jayden Leonard | Brookside Realty Ltd. | Royal LePage

- Direct phone: 778-245-9526
- Email: jaydenbrooksidepm@gmail.com
- Office: 604-467-5000

$1,195 / 1br - Above Ground Suite (Abbotsford)
3583 McKinley Drive, Abbotsford, BC V2S8M7

Bedrooms: 1
Bathrooms: 1

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

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

Spacious open-concept kitchen with modern design, complemented by a bright above-ground suite for added living space. The suite offers privacy and convenience, with a separate laundry area for ease of use.

Reference the address: “3583 McKinley Dr - BSMT”

Listing Presented by:
Tribe Management
Property Management
33787 South Fraser Way
Abbotsford, BC V2S 2C3

Phone: 604-853-2718

Above Ground Suite - apartments / housing for rent - craigslist

$1,795 / 2br - Spacious 2 Bedroom in Centennial Gardens (Abbotsford)
106 – 2451 Gladwin Rd, Abbotsford, BC V2T3N8

Bedrooms: 2
Bathrooms: 2

Pets: No Pets Please
No Smoking
Utilities: Not Included
Available: Now

One Year Lease
Security Deposit: Half Month Rent

Centennial Gardens has 55 age restriction as well as no pets. This complex has many amenities that can be used all year long. Close to Mill Lake park and Seven Oaks as well as West Oaks shopping. Very spacious unit with 2 beds and 2 baths. Primary bedroom bath has a walk in tub and in-floor heating. No carpet in this unit. The in unit storage and laundry room has a full size stand up freezer lots of shelving and as well as a laundry tub and of course a washer and dryer. Kitchen has numerous cabinets plus full size all fridge, stove microwave and of course a dishwasher and an eating bar.

Pool, Hot tub, sauna, exercise and activity room for amenities.

Reference the address: “106 - 2451 Gladwin Rd, Abbotsford"

Listing Presented by:
Tribe Management
33787 South Fraser Way
Abbotsford, BC V2S 2C3

Phone: 604-853-2718

Spacious 2 Bedroom in Centennial Gardens - apartments / housing for rent - craigslist

$1,300 / 1br - 1 Bed 1 Bath Basement Suite for Rent (Abbotsford)

Basement suite for rent located in a nice, quiet neighborhood.

The property is conveniently located close to schools, parks, and everyday amenities, making it a great option for a small family, couple, or working professionals. Clean, open space.

Features:
1 bedroom
1 bathroom
Spacious
Clean and well-maintained
Quiet and peaceful neighborhood
Close to schools and parks
Convenient location
Great for small family or working professionals
Small pets ok
Please contact Raj via email or phone to schedule a viewing
604-217-9200

1 Bed 1 Bath Basement Suite for Rent - apartments / housing for rent - craigslist

Mission:

$1,150 / 1br - Bright 1 Bedroom - Utilities Included

Address: 8094 Crosby Street – Lower, Mission, BC V2V 6L6
Rent: $1,150/month
Available: Now

Features:

- Bright, ground-level 1-bedroom suite
- 1 full bathroom and private entrance
- Large patio and fenced backyard
- Shared on-site laundry
- Hydro, gas, and water/sewer included
- Pets negotiable; no smoking

Move-In Specials: Choose one limited-time offer:

- No rent until December 1st
- December rent free
- Amazon gift card

Contact: Top Producers Realty – Property Management
Phone: 778-720-5532

Bright 1 Bedroom - Utilities Included - apartments / housing for rent - craigslist

Reply to the ad to book a viewing and ask about the move-in specials.

$1,500 / 2br - 1000ft^2 - 1/2 Duplex - 1 cat accepted (Mission)
32530 Higginbottom Court, Mission, BC V2V0L3

Legal 2-Bedroom Basement Suite – Mission

Address: 32530 Higginbottom Court, Mission
Size: Approximately 1,000 sq. ft. | **Suite:** 1-year-old legal basement suite in a half-duplex

Features:

- 2 bedrooms and 1 full bathroom with tub and glass shower doors
- Spacious, clean layout with limited natural light
- Modern kitchen with stainless-steel appliances and double sink

- Private laundry room with stacking washer and dryer
- LED recessed lighting, zebra blinds, and individual room heating
- Covered entrance and driveway parking for 1 vehicle
- Level, fenced backyard with patio; shared with the upper tenant

Rental Terms:

- Maximum 3 occupants
- Utilities, water, and sewer shared and extra
- No smoking on the property
- One cat may be considered with a pet deposit

Contact for Viewings: Beryl, Royal LePage Little Oak Realty
Phone: 604-820-8888
Office Hours: Monday–Friday, 9 AM–5 PM
Website: www.andersonavenue.com (more information and online applications)

$1,600 / 2br - 900ft² - Near new above ground suite - MOVE IN NOW DON'T PAY UNTIL NOV 1 (Mission)

33958 Parr Ave., Mission, BC V2V6B2

Bright 2-Bedroom Suite – College Heights, Mission

Address: 33958 Parr Avenue, Mission
Size: Approximately 900 sq. ft. | Near-new, above-ground suite

Features:

- 2 good-sized bedrooms with carpet
- Bright, open living room and kitchen
- Stainless-steel fridge, stove, and dishwasher
- Private in-suite laundry
- Covered patio overlooking a level, partly fenced backyard
- Unique double French doors with built-in blinds
- Electric baseboard heating
- Driveway parking on the left side

Rental Details:

- Utilities shared (estimated under $120 for 2 people)
- One cat or small dog may be considered with excellent references and a pet deposit
- Entrance accessed by stairs down the side of the house; not street-level

Contact: Beryl, Royal LePage Little Oak Realty
Phone: 604-820-8888 (Monday–Friday, 9 AM–5 PM)
Website: www.andersonavenue.com for details and online applications

$1,375 / 2br - 1000ft² - 1/2 Duplex - 1 cat accepted MOVE IN NOW DON'T PAY UNTIL DEC 1 (Mission)
32530 Higginbottom Court, Mission, BC V2V0L3

Legal 2-Bedroom Basement Suite – Mission

Address: 32530 Higginbottom Court, Mission
Size: Approx. 1,000 sq. ft. | 1-year-old legal suite in a half-duplex

Features:

- 2 bedrooms, full bathroom with tub and glass shower doors
- Modern kitchen with stainless-steel appliances
- Private laundry, LED lighting, zebra blinds
- Individual room heating
- Covered entrance and driveway parking for 1 vehicle
- Limited natural light; entrance accessed by wide stairs
- Fenced backyard and patio shared with the upper tenant

Terms: Maximum 3 occupants. Utilities, water, and sewer shared and extra. No smoking. One cat may be considered with a pet deposit.

Viewings: Beryl, Royal LePage Little Oak Realty
Phone: 604-820-8888 (Mon–Fri, 9 AM–5 PM)
Website: www.andersonavenue.com for details and online applications

1/2 Duplex - 1 cat accepted MOVE IN NOW DON'T PAY UNTIL DEC 1 - apartments / housing for rent - craigslist

$1,495 / 1br - 850ft² - One Bedroom and One Bathroom Mission!
7431 james st, Mission, BC V2V1N8

** Rent Negotiable for Long Term Leases **

One Bedroom and One Bathroom Mission!

Welcome home to this bright one bedroom one bathroom suite in Mission. This clean, all-white suite features a large open-concept living room and kitchen with elegant marble tile flooring. It includes in-suite laundry, white appliances, and a private entrance. The location is convenient and central, within walking distance of downtown Mission, shopping centres, grocery stores, and everyday amenities. It also offers easy access to the West Coast Express train and local bus stations for convenient transportation. Available November 15th!

Book your showing today!

Suite Features:
- 1 Bedroom
- 1 Bathroom (shower)
- Close to amenities
- Close to bus stop
- Approximately 850 sqft
- Pet friendly, subject to approval

Lease Terms: One year lease with month-to-month thereafter.

Property Professionally Managed by: Jayden Leonard Brookside Realty Ltd Jayden Leonard — Property Manager **778-245-9526** and Assistant Kelcey Patterson. 604-808-5059
Property Code: B7431M
Unit amenities
Cat friendly, Dog friendly, Dryer, Refrigerator, Stove and oven, Tile floors, Washer

One Bedroom and One Bathroom Mission! - apartments / housing for rent - craigslist

$1,500 / 2br - 950ft² - 2 bedroom basement 1 washroom level entry
Bergen, Mission bc, BC V2V7N7

2 bedroom basement on level ground entry in a quiet neighborhood no smoking inside the basement no pets utilities included
Call or text 672-727-1148
Call or text 778-347-7288
2 bedroom basement 1 washroom level entry - apartments / housing for rent - craigslist

$1,600 / 2br - Mission- 2BR bright and spacious walk-out basement (Mission)
Egglestone Ave, Mission, BC V4S0E5

Spacious 2-Bedroom Above-Ground Suite in Quiet Neighborhood
Free First Half Month for 1 year lease
Discover this modern, four-year-old home featuring a bright and airy above-ground basement suite, perfect for a responsible working family.
Key Features:
• Modern Amenities: Enjoy top-of-the-line appliances, including a washer and dryer, ensuring convenience and comfort.
• Private Entrance: Access your suite through a separate entrance, offering privacy and independence.
• Outdoor Space: Relax on your own patio, ideal for summer evenings.
• Energy Efficiency: The home is illuminated with energy-efficient LED lighting, contributing to a sustainable lifestyle.
• Safety Features: Equipped with security cameras, fire and carbon monoxide alarms for your peace of mind.
Prime Location:
• Tranquil Setting: Nestled in a quiet neighborhood adjacent to a serene greenbelt, providing a peaceful environment.
• Convenient Access: A short walk to local parks and the #33 Mission Exchange bus stop (Stop ID 120050) for easy commuting.
• Schools: Proximity to Valley Christian School, Albert McMahon Elementary School, and Cherry Hill Elementary School.

• Shopping and Dining: Close to Lougheed Highway, with quick access to Abbotsford. Within a 5-minute drive to Superstore, Walmart, Save-On-Foods, Fresco, and various restaurants and services.
• Recreational Facilities: Mission Recreation Centre is just a 5-minute drive away.
Tenant Requirements:
• Non-Smoking: Strictly no smoking on the premises.
• Pet-Free: No pets allowed to maintain a clean and allergen-free environment.
• Responsible Tenants: Ideal for two adults and one child or two adults.
• References and Credit Check: Required.
This suite is available for viewing with prior notice.
For more details or to schedule a viewing, please call (778) 386-17o0.
Mission- 2BR bright and spacious walk-out basement - apartments / housing for rent - craigslist