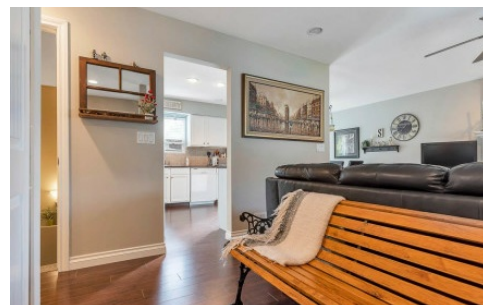


**35177 Pierce Terrace**  
Abbotsford, BC V2S 7H3



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**MLS# R2505830**



**\$699,000**

**5 Bedrooms | 2 Bathrooms | 2,200 Sqft**

GREAT HOME IN A FANTASTIC EAST ABBOTSFORD LOCATION!! Don't miss this 5 bedroom, 2 bathroom home on a 7,750 sq/ft lot. Great curb appeal on this brick frontage rancher with full basement, tucked away on a double cul-de-sac street. Upstairs features 3 bedrooms, spacious living area, and private backyard surrounded by high hedges. Downstairs has a roughed in kitchen, huge recroom, and two more large bedrooms. There is separate entry, and this home is very easy to add a suite for that important mortgage helper. School catchments are the desirable Sandy Hill, Clayburn, and Robert Bateman. It is also centered between Abby Christian elementary and highschool! Great location, great home, and all for a great price!



**Clay Martin**

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