

Active
R3122682
Board: H
Apartment/Condo

17 46160 PRINCESS AVENUE

Chilliwack
Chilliwack Proper East
V2P 2A7

Residential Attached

\$199,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$199,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 1	Age: 34
Frontage(metres):	Full Baths: 1	Zoning: R6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,188.99
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: Yes	P.I.D.: 017-990-009	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 17, BLOCK 21, PLAN LMS635, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, DIV E**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
Features:

Finished Floor (Main): **757**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **757 sq. ft.**
Unfinished Floor: **0**
Grand Total: **757 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Advantage Property Management**
Maint Fee: **\$470.00**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-795-2955**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11' x 8'			x	1	Main	4	No
Main	Living Room	11'8 x 12'2			x	2			
Main	Primary Bedroom	12' x 11'			x	3			
Main	Bedroom	10' x 9'			x	4			
Main	Laundry	6'11 x 4'10			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Advantage Property Management**

Advantage Property Management

Welcome to Arcadia Arms! This bright and well maintained 2 bedroom, 1 bathroom condo is a fantastic opportunity for first time buyers or savvy investors. Ideally located just outside the downtown core and steps from Chilliwack's newest landmark, District 1881, you'll love having shopping, dining, and amenities right at your doorstep. This upper floor unit features in suite laundry and has seen numerous upgrades over the years, offering both comfort and value. Don't miss your chance to own in this convenient and growing neighbourhood!

Active R3080995 Board: H Townhouse	20 45762 SAFFLOWER CRESCENT Sardis Sardis South V2R 0S4	Residential Attached \$605,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$705,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2011
Frontage(feet):	Bathrooms: 4	Age: 15
Frontage(metres):	Full Baths: 3	Zoning: R4-A
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,384.12
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 028-929-594	Tax Inc. Utilities?: No
View: Yes : Mountain & City		Tour:
Complex / Subdiv: Kingsbury		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: No		
Renovations:	Fixtures Leased: :		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Gas - Natural	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water: Yes		
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Rmvd: :		
	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		

Legal: **STRATA LOT 20, PLAN EPS386, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Garage Door Opener, Microwave, Stove**

Finished Floor (Main): 703			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): 819			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Stratatech			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$385.20			Council/Park Apprv?:					
Finished Floor (Basement): 703			Maint Fee Includes: Garbage Pickup, Management, Sewer, Snow removal, Water								
Finished Floor (Total): 2,225 sq. ft.											
Unfinished Floor: 0											
Grand Total: 2,225 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite:			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: Full			# or % of Rentals Allowed: 100%								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 3											
# of Rooms: 12											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	11'2 x 10'2	Above	Laundry	4'8 x 5'5	1	Main	2	No		
Main	Foyer	4'8 x 9'	Bsmt	Recreation Room	17' x 13'	2	Above	4	Yes		
Main	Dining Room	10'6 x 9'9	Bsmt	Flex Room	9'4 x 14'10	3	Above	4	No		
Main	Great Room	13'2 x 16'9	Bsmt	Storage	7' x 9'	4	Bsmt	4	No		
Above	Primary Bedroom	15'9 x 13'3			x	5					
Above	Walk-In Closet	9'4 x 5'6			x	6					
Above	Bedroom	9'3 x 11'			x	7					
Above	Bedroom	10'4 x 11'7			x	8					

Listing Broker(s): **RE/MAX City Realty**

Nestled in the vibrant heart of Sardis, this rarely available 2-storey end-unit townhome with basement in the well-managed, family-oriented Kingsbury Place is sure to impress. Features 3 beds, 4 baths, and 2,225 sqft of bright, open living space. Perfectly positioned for convenience, it's just steps from schools at every level, parks, shopping, dining, and the golf course. Upstairs you'll find 3 generous bedrooms (plus a flexible room easily converted to a 4th), anchored by a large primary suite with an ensuite. The walk-out basement floods with natural light, while the fully fenced yard and double garage with long driveway offer privacy and practicality. Book your tour today!

Active
R3087827

Board: H
Townhouse

30 43540 ALAMEDA DRIVE

Chilliwack
Chilliwack Mountain
V2R 0J9

Residential Attached

\$838,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$965,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 4	Age: 17
Frontage(metres):	Full Baths: 3	Zoning: R3
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,028.27
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 027-979-512	Tax Inc. Utilities?: No
View: Yes : RIVER, MOUNTAINS, VALLEY		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 28, PLAN BCS2721, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **1,183**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,511**
Finished Floor (Basement): **758**
Finished Floor (Total): **3,452 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,452 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM STRATA MANAGEMENT**
Maint Fee: **\$500.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **37** Locker:
Storeys in Building:
Mgmt. Co's #: **604-855-9895**
Council/Park Apprv?:

Suite: **None**
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **15**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'6 x 17'	Below	Media Room	18'8 x 18'2	1	Main	3	No
Main	Dining Room	12'1 x 10'8	Below	Primary Bedroom	15'7 x 13'8	2	Below	5	Yes
Main	Kitchen	12'8 x 10'1	Below	Walk-In Closet	7'3 x 4'6	3	Below	4	No
Main	Pantry	8'9 x 5'	Below	Bedroom	14'7 x 12'7	4	Bsmt	2	No
Main	Bedroom	15'1 x 13'1	Below	Walk-In Closet	4'7 x 4'6	5			
Main	Walk-In Closet	7'9 x 5'2	Bsmt	Flex Room	20'3 x 15'7	6			
Main	Foyer	16'8 x 5'6	Bsmt	Bedroom	13'1 x 12'5	7			
Below	Family Room	18'10 x 15'5			x	8			

Listing Broker(s): **Green Leaf Realty Ltd.**

Retriever Ridge: 4 bed, 4 bath Executive Custom Rancher. Executive Custom Rancher w/views on 3 levels siding on Green built. Immaculately rancher with 3 finished flrs. This gorgeous 1/2 duplex at the end of the complex shows pride of ownership. Hardwood flrs, designer paint & tile work with many extras. Open kitchen with granite countertops, S/S appliances, huge pantry, butcher block island. Great rm has 10' coffered ceilings with floor to ceiling windows overlooking the Fraser river. Two large partially covered decks, fenced yard, double garage. Master features w.i. closet & ensuite & Views, views.., media rm with beveled french glass doors. Private fenced backyard for dog. You will be amazed. This home has it all & Lots of visitor parking in this quiet complex.