

Active
R3137875
Board: H
House/Single Family

8825 EDWARD STREET
Chilliwack
Chilliwack Proper West
V2P 4C8

Residential Detached
\$519,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$519,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1948**
Frontage(feet): **50.00** Bathrooms: **2** Age: **78**
Frontage(metres): **15.24** Full Baths: **2** Zoning: **R1A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$2,468.95**
Lot Area (sq.ft.): **4,792.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.11** P.I.D.: **011-428-449** Tax Inc. Utilities?:
Flood Plain: **No** Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Fibreglass**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **3** Covered Parking: **0** Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :Hot Water Tank. Buyer to verify. Seller makes no warranties**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 10, PLAN NWP9396, DISTRICT LOT 27, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'6 x 11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 13'9			x	Main 3
Finished Floor (Below):	0	Main	Laundry	8'0 x 8'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	11'5 x 9'0			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	11'5 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 7'9			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty**

Great opportunity for first-time buyers or investors! This 3-bedroom, 2-bathroom home offers a functional layout and is situated on a no-through road in a family-friendly neighbourhood. Conveniently located close to schools, transit, the hospital, shopping, and recreation, with quick and easy access to the highway. A fantastic opportunity for families or anyone looking to enter the market.

Active
R3134869
Board: H
House/Single Family

45133 WELLS ROAD
Sardis
Sardis West Vedder
V2R 1H6

Residential Detached
\$549,900 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **65.29**
Frontage(metres): **19.90**
Depth / Size:
Lot Area (sq.ft.): **7,841.00**
Lot Area (acres): **0.18**
Flood Plain: **No**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **4**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Rear Yard Exp: **Northeast**
P.I.D.: **000-867-624**

Original Price: **\$599,900**
Approx. Year Built: **1944**
Age: **82**
Zoning: **R1-A**
Gross Taxes: **\$3,387.17**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :As is - where is**
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT B, BLOCK 1, PLAN NWP19088, DISTRICT LOT 279, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,038	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	538	Main	Living Room	24'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'9 x 11'3			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'3 x 9'0			x	
Finished Floor (Basement):	0	Main	Bedroom	10'0 x 7'6			x	
Finished Floor (Total):	1,576sq. ft.	Main	Bedroom	11'6 x 11'6			x	
Unfinished Floor:	0	Main	Laundry	6'0 x 5'0			x	
Grand Total:	1,576sq. ft.	Above	Primary Bedroom	14'2 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'5 x 11'5			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty Ltd.**

Homelife Advantage Realty Ltd.

Nearly 8,000 square foot lot with 1500+ square foot home in Sardis. This property is flat and useable. High visibility and sitting beside C1 lot - neighborhood commercial zoning.

Active R3119746 Board: H House/Single Family	46637 ANDREWS AVENUE Chilliwack Chilliwack Proper East V2P 2H9	Residential Detached \$715,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$749,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1976
Frontage(feet): 65.00	Bathrooms: 2	Age: 50
Frontage(metres): 19.81	Full Baths: 2	Zoning: R1-A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,724.28
Lot Area (sq.ft.): 6,485.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 005-426-731	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 6, PLAN NWP22673, DISTRICT LOT 333, GROUP 2, NEW WESTMINSTER LAND DISTRICT, DIVISION K**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	919	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	13'1 x 6'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'1 x 11'4			x	Main 4
Finished Floor (Below):	976	Main	Dining Room	18'7 x 10'2			x	Below 3
Finished Floor (Basement):	0	Main	Kitchen	11'4 x 7'9			x	
Finished Floor (Total):	1,895sq. ft.	Main	Primary Bedroom	11'4 x 11'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 7'11			x	
Grand Total:	1,895sq. ft.	Main	Bedroom	11' x 8'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	10'8 x 7'9			x	
Suite: Unauthorized Suite		Below	Family Room	11'10 x 10'8			x	
Basement: Full, Fully Finished		Below	Bedroom	13'9 x 10'11			x	
		Below	Bedroom	12'5 x 11'			x	
		Below	Laundry	7'10 x 7'5			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Don't miss this incredible opportunity to own a versatile 5-bedroom, 2-bathroom home with a fully functional secondary living space, perfect for investors or growing families! The main floor offers a bright and spacious layout featuring 3 bedrooms, a welcoming living area, and plenty of room for family gatherings. Downstairs, you'll find a well-designed 2 bed basement suite complete with its own kitchen, large family room and is the idea space for extended family or as a mortgage-helper. Other additions include separate laundry for both upper and lower living spaces, direct garage access, and a large fully fenced backyard perfect for hosting friends and family. There's ample parking, including space for your RV and all your toys! Walking distance to District 1881! Book your showing today.

Active
R3065733
Board: H
House/Single Family

9665 WILLIAMS STREET
Chilliwack
Chilliwack Proper East
V2P 5G6

Residential Detached
\$724,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$849,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1905**
Frontage(feet): **104.00** Bathrooms: **2** Age: **121**
Frontage(metres): **31.70** Full Baths: **2** Zoning: **R1-A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,293.54**
Lot Area (sq.ft.): **10,890.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.25** P.I.D.: **009-285-822** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **Yes: mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood, Other**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt, Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit: **3 min walk** Dist. to School Bus: **6 min walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 1, PLAN NWP10273, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 27314, DIV D**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,164	Main	Living Room	12' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6" x 16'6"			x	Main 3
Finished Floor (Below):	300	Main	Kitchen	10'3" x 13'3"			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	14' x 13'			x	
Finished Floor (Total):	2,708sq. ft.	Main	Primary Bedroom	12' x 13'			x	
Unfinished Floor:	800	Main	Bedroom	10' x 12'			x	
Grand Total:	3,508sq. ft.	Main	Laundry	6' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	21' x 15'			x	
Suite:		Above	Bedroom	11'9" x 10'6"			x	
Basement: Unfinished		Above	Bedroom	11' x 10'			x	
		Above	Kitchen	12' x 10'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Attention: Investor Alert!! Subdivision Potential!!! Court Ordered Sale. This 4-bed 2-bath home historic home (built in 1905) is situated on a .25-acre corner lot with road frontage on 3 sides. Currently zoned R1-A with subdivision potential for up to 3 lots under the current OCP (confirm with the Municipality). Conveniently located near schools, parks, shopping, recreation and more. 2 min drive from the revitalized award-winning District 1881. Don't miss your chance to own this incredible investment opportunity.

Active R3118863 Board: H House/Single Family	8683 TILSTON STREET Chilliwack Chilliwack Proper South V2P 7R6	Residential Detached \$765,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$811,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1987
Frontage(feet): 50.80	Bathrooms: 2	Age: 39
Frontage(metres): 15.48	Full Baths: 2	Zoning: R1-A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,758.73
Lot Area (sq.ft.): 6,534.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 000-605-964	Tax Inc. Utilities?:
Flood Plain: Yes		Tour:
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 5	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish:		

Legal: **LOT 128, PLAN NWP66988, DISTRICT LOT 343, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,266	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Kitchen	11'0 x 11'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	14'4 x 11'2			x	Above 5
Finished Floor (Below):	934	Above	Living Room	15'5 x 15'8			x	Main 3
Finished Floor (Basement):	0	Above	Primary Bedroom	10'8 x 16'1			x	
Finished Floor (Total):	2,200sq. ft.	Above	Bedroom	8'8 x 9'8			x	
Unfinished Floor:	0	Above	Bedroom	8'3 x 13'6			x	
Grand Total:	2,200sq. ft.	Main	Foyer	9'3 x 11'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	18'6 x 14'10			x	
		Main	Kitchen	10'5 x 13'2			x	
		Main	Bedroom	8'9 x 13'2			x	
		Main	Laundry	5'4 x 5'11			x	
Suite: Unauthorized Suite				x			x	
Basement: Partly Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty**

Well-designed home featuring 4 bedrooms and 2 bathrooms, including a 1-bedroom in-law suite—ideal for extended family or guests. Located on a quiet, family-friendly street, this home offers a spacious kitchen with plenty of cabinets and a charming front balcony with views of the mountains - perfect for morning coffee. The private backyard provides plenty of space to relax or entertain. A great opportunity to own a versatile home in a desirable location!

Active R3111318 Board: H House/Single Family	45360 HODGINS AVENUE Chilliwack Chilliwack Proper West V2P 1P5	Residential Detached \$769,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1932
Frontage(feet): 75.00	Bathrooms: 3	Age: 94
Frontage(metres): 22.86	Full Baths: 3	Zoning: RC
Depth / Size: 121	Half Baths: 0	Gross Taxes: \$4,177.52
Lot Area (sq.ft.): 8,712.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 000-573-604	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: SOME MOUNTAIN VIEW		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, 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: 5	Covered Parking:	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Stucco	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Other	Property Disc.:		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood	Fixtures Rmvd: No :		
Fuel/Heating: Natural Gas	Floor Finish: Mixed, Softwood, Vinyl/Linoleum		
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt			

Legal: **LOT 148, PLAN NWP31305, DISTRICT LOT 29, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Paved Road, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	1,514	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,132	Main	Living Room	15'6" x 12'8"	Above	Walk-In Closet	6' x 5'9"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6" x 14'2"				Main 3
Finished Floor (Below):	0	Main	Den	9'6" x 6'11"				Main 4
Finished Floor (Basement):	0	Main	Kitchen	14'7" x 11'6"				Above 4
Finished Floor (Total):	2,646sq. ft.	Main	Eating Area	10'10" x 5'6"				
Unfinished Floor:	1,125	Main	Primary Bedroom	15'6" x 9'5"				
Grand Total:	3,771sq. ft.	Main	Kitchen	8'2" x 7'5"				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	13'3" x 9'10"				
Suite: Unauthorized Suite		Main	Bedroom	9'10" x 9'3"				
Basement: Crawl		Above	Bedroom	14'3" x 11'8"				
		Above	Den	10'11" x 7'8"				
		Above	Primary Bedroom	15' x 10'10"				
		Above	Bedroom	13'6" x 9'7"				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty
(Abbotsford)

Must Sell. Excellent holding property for redevelopment into an owner occupier space providing secure long term for most small business owners. Or, possible home based business as well as owner accommodation-all in one! Location provides excellent exposure and adjacent to the Ice rink and Community Center.

Active
R3128730
Board: H
House/Single Family

50970 YALE ROAD

East Chilliwack
Rosedale
VOX 1X2

Residential Detached

\$798,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$798,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1947**
Frontage(feet): **69.00** Bathrooms: **2** Age: **79**
Frontage(metres): **21.03** Full Baths: **2** Zoning: **R1A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,389.31**
Lot Area (sq.ft.): **9,583.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.22** P.I.D.: **011-363-070** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PARCEL A, LOT 3, PLAN NWP8806, DISTRICT LOT 476, GROUP 2, NEW WESTMINSTER LAND DISTRICT, (REF PL 10427)**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,118	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'1 x 14'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'11 x 10'10			x	Main 4
Finished Floor (Below):	883	Main	Primary Bedroom	12'3 x 9'11			x	Bsmt 3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x 8'10			x	
Finished Floor (Total):	2,001 sq. ft.	Main	Den	10'11 x 13'2			x	
Unfinished Floor:	0	Main	Dining Room	10'7 x 7'4			x	
Grand Total:	2,001 sq. ft.	Main	Foyer	4'3 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Utility	4'7 x 7'1			x	
Suite: None		Bsmt	Recreation Room	24'2 x 22'2			x	
Basement: Separate Entry		Bsmt	Bedroom	11'6 x 13'7			x	
		Bsmt	Laundry	16' x 6'1			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

RE/MAX Nyda Realty Inc.

Solid 3-bedroom, 1-bath family home situated on a spacious 9,500+ sq. ft. lot with sunny southern exposure, right in the heart of Rosedale! Conveniently located within walking distance to schools, shopping, the post office, restaurants, hardware store, and liquor store. Enjoy quick highway access for commuters, plus a short drive to the Fraser River for weekend recreation and only 10 minutes to District 1881 in downtown Chilliwack, featuring popular breweries, restaurants, and boutique shops. The home has seen several updates over the years and offers plenty of opportunity for your own renovation ideas. Basement has suite potential with a separate entrance. Ample parking is available with a large U-shaped driveway, plus additional secured parking behind the gate in the fenced backyard.

Active
R3134134
Board: H
House/Single Family

7526 LICKMAN ROAD
Sardis
Sardis West Vedder
V2R 4A7

Residential Detached
\$915,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$915,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1950**
Frontage(feet): **189.30** Bathrooms: **5** Age: **76**
Frontage(metres): **57.70** Full Baths: **5** Zoning: **AL**
Depth / Size: **115.9** Half Baths: **0** Gross Taxes: **\$4,642.04**
Lot Area (sq.ft.): **21,803.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.50** P.I.D.: **000-872-091** Tax Inc. Utilities?:
Flood Plain: **No** Tour:
View: **Yes: Mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Concrete Frame**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**
Total Parking: **8** Covered Parking: **6** Parking Access:
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **PARCEL 1, DISTRICT LOT 271, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXPL PL 12442 OF PCL M**

Amenities: **Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,490	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'9 x 15'0	Main	Bedroom	12'4 x 10'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'6 x 10'7	Main	Bedroom	12'6 x 10'3	Main 4
Finished Floor (Below):	0	Main	Dining Room	10'7 x 7'2	Main	Workshop	52'6 x 29'9	Main 3
Finished Floor (Basement):	0	Main	Bedroom	12'6 x 9'2			x	Main 3
Finished Floor (Total):	1,490sq. ft.	Main	Primary Bedroom	13'6 x 12'9			x	Main 3
Unfinished Floor:	0	Main	Bedroom	10'5 x 8'7			x	Main 3
Grand Total:	1,490sq. ft.	Main	Laundry	7'0 x 5'0			x	
Flr Area (Det'd 2nd Res):	762sq. ft.	Main	Bedroom	8'7 x 11'7			x	
		Main	Den	8'8 x 13'7			x	
				x			x	
				x			x	
Suite: Unauthorized Suite		Main	Kitchen	9'5 x 11'11			x	
Basement: Crawl		Main	Living Room	15'9 x 18'2			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty**

Exceptional investment opportunity on sprawling 21,800 sqft lot. This versatile property offers multiple income-producing possibilities & features a main residence with 4 bedrooms, a den, & 2 bathrooms. A separate 2-bedroom suite provides excellent mortgage helper or rental income potential, while the fully insulated workshop with 220-amp service & its own bathroom offers flexibility for a home-based business, storage, or additional revenue opportunities. Recent updates include a new roof, carport, sundeck, metal gates, ceilings, laminate flooring, & fully fenced yard. Ideally located with easy access to Highway 1, major transportation routes, shopping, schools, & everyday amenities. A rare opportunity to own a property that combines functionality, flexibility, and strong income potential.

Active R3139576	10193 WILLIAMS ROAD Chilliwack Fairfield Island V2P 5H3	Residential Detached \$924,000 (LP) (SP) 
Board: H House/Single Family		



Sold Date:	If new, GST/HST inc?: No	Original Price: \$924,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1959
Frontage(feet): 108.40	Bathrooms: 4	Age: 67
Frontage(metres): 33.04	Full Baths: 4	Zoning: R1A
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,881.25
Lot Area (sq.ft.): 8,015.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 004-967-101	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: No : VIEW		
Complex/Subdiv: FAIRFIELD ISLAND		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey, Basement Entry	Total Parking: 8	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Aluminum, Vinyl	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 MILE	Dist. to School Bus: 1 MILE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	Reno. Year:		
R.I. Fireplaces:	Rain Screen: No		
Fireplace Fuel: None	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	Fixtures Leased: No :FORECLOSURE		
Type of Roof: Asphalt	Fixtures Rmvd: Yes :FORECLOSURE		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 183, PLAN NWP51925, DISTRICT LOT 372, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features: **Air Conditioning, Smoke Alarm**

Finished Floor (Main):	1,072	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	533	Main	Living Room	15'1 x 13'2	Below	Dining Room	9' x 6'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16'5 x 9'9	Below	Other	5'9 x 8'5	Main 4
Finished Floor (Below):	1,019	Main	Dining Room	9'6 x 8'8	Below	Laundry	9' x 8'5	Above 4
Finished Floor (Basement):	0	Main	Kitchen	12' x 8'8	Below	Bedroom	11'2 x 10'7	Below 3
Finished Floor (Total):	2,624sq. ft.	Main	Primary Bedroom	12'1 x 11'1	Below	Den	13' x 11'2	Below 3
Unfinished Floor:	0	Main	Foyer	4' x 4'	Main	Kitchen	12'5 x 8'6	
Grand Total:	2,624sq. ft.	Main	Other	10' x 8'	Main	Eating Area	10'4 x 8'6	
		Main	Other	10' x 5'2	Main	Living Room	12'6 x 11'	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'2 x 13'	Main	Storage	8'8 x 2'	
		Above	Bedroom	15'2 x 12'11	Main	Storage	16' x 2'	
Suite: Other, Unauthorized Suite		Below	Living Room	21' x 9'4	Below	Bedroom	12'6 x 10'	
Basement: Fully Finished, Separate Entry		Below	Storage	9'9 x 5'6	Below	Other	6'9 x 4'2	
		Below	Kitchen	9' x 8'3	Below	Mud Room	14' x 10'3	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Fairfield Island property features a renovated 1 1/2-storey home with a full basement plus a detached cottage-style secondary dwelling, offering excellent flexibility for multi-generational living or rental income. The main home offers approximately 2,624 sq. ft. with 4 bedrooms, 3 full bathrooms, spacious living areas, and a finished basement suite. The detached 1-bedroom, 1-bathroom cottage offers an additional 996 sq. ft., with its own kitchen, living area, and laundry, making it ideal for extended family, guests, or potential rental income. Property contains accommodation which is not authorized. 8,015 sq. ft. lot with a semi-circular driveway, ample parking, central air conditioning, covered veranda, and private deck. Conveniently located near schools, shopping, parks, and major route

Active R3132304 Board: H House/Single Family	45594 MEADOWBROOK DRIVE Chilliwack Chilliwack Proper South V2P 0G6	Residential Detached \$994,880 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$994,880
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2019
Frontage(feet): 47.55	Bathrooms: 4	Age: 7
Frontage(metres): 14.49	Full Baths: 3	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,079.97
Lot Area (sq.ft.): 3,912.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 029-948-347	Tax Inc. Utilities?: No
Flood Plain: Yes		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric			
Fuel/Heating: Electric, Forced Air	Fixtures Rmvd: No :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 23, PLAN EPP64448, DISTRICT LOT 257, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,115	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,090	Main	Living Room	12'0 x 11'10	Bsmt	Bedroom	12'1 x 8'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x 13'5			x	Main 2
Finished Floor (Below):	0	Main	Family Room	14'2 x 14'1			x	Above 4
Finished Floor (Basement):	810	Main	Pantry	5'11 x 5'4			x	Above 4
Finished Floor (Total):	3,015sq. ft.	Main	Foyer	5'5 x 3'10			x	Below 4
Unfinished Floor:	0	Main	Dining Room	13'2 x 11'0			x	
Grand Total:	3,015sq. ft.	Above	Primary Bedroom	12'1 x 14'1			x	
		Above	Bedroom	10'3 x 12'7			x	
		Above	Bedroom	13'0 x 12'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'11 x 12'9			x	
		Above	Walk-In Closet	13'11 x 5'4			x	
Suite: Unauthorized Suite		Bsmt	Kitchen	11'9 x 8'4			x	
Basement: Full, Fully Finished		Bsmt	Living Room	14'9 x 11'6			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

Court-ordered sale. Price has been slashed. Vendor willing to finance up to 75% of the purchase price to qualified buyers. Contact us for details. Built in 2019, this 5-bedroom, 4-bathroom home sits in a sought-after family neighborhood across from Meadowbrook Park. The modern three-storey design includes a 1-bedroom basement in-law suite with separate entrance. Quality finishes throughout include a premium kitchen with stone countertops, large island, and spa-inspired bathrooms. Features include central A/C, high-efficiency furnace, tankless hot water, fenced yard, and BBQ hookup. Walk to parks, schools, shopping, and transit.

Active R3115100 Board: H House/Single Family	51144 FARMERS WAY Chilliwack Eastern Hillside V4Z 0E4	Residential Detached \$999,999 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,190,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2021
Frontage(feet): 35.00	Bathrooms: 5	Age: 5
Frontage(metres): 10.67	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,483.40
Lot Area (sq.ft.): 11,840.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.27	P.I.D.: 030-580-374	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Mountain & Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: STEPS	Dist. to School Bus: STEPS	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Electric	Rain Screen: Full		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish: Laminate, Tile, Carpet		

Legal: **LOT 20, PLAN EPP78829, SECTION 27, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Dev., Golf Course Nearby, Private Yard, Shopping Nearby**

Features:

Finished Floor (Main):	1,294	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,230	Main	Great Room	19' x 14'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 14'			x	Main 2
Finished Floor (Below):	894	Main	Dining Room	11'6" x 14'			x	Above 5
Finished Floor (Basement):	0	Main	Bedroom	15' x 14'			x	Above 4
Finished Floor (Total):	3,418sq. ft.	Main	Flex Room	12' x 10'6"			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	19' x 14'			x	Below 4
Grand Total:	3,418sq. ft.	Above	Bedroom	12'6" x 14'			x	
		Above	Bedroom	11'6" x 14'			x	
		Above	Bedroom	13' x 11'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	5' x 5'6"			x	
		Below	Living Room	13' x 12'			x	
Suite: Unauthorized Suite		Below	Kitchen	15' x 13'8"			x	
Basement: Fully Finished		Below	Bedroom	14' x 14'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to 51144 Farmers Way! A newer, thoughtfully crafted residence in Chilliwack's desirable Eastern Hillside. Offering 6 beds and 5 baths, including a large bedroom on the main floor, perfect for guests, extended family, or a private home office. Enjoy sweeping valley views from this elevated setting, paired with a functional & spacious layout featuring generous room sizes, multiple living areas, & modern construction throughout. Designed with flexibility in mind, the home offers excellent separation of space while maintaining an open, comfortable flow for everyday living. Located just minutes from The Falls Golf Course, & with convenient access to schools, parks, and major routes, this is an ideal opportunity for families or investors looking for space, location, and location!

Active R3134883 Board: H House with Acreage	44081 KEITH WILSON ROAD Sardis Sardis South V2R 4B5	Residential Detached \$1,700,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,700,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1973
Frontage(feet): 697.83	Bathrooms: 2	Age: 53
Frontage(metres): 212.70	Full Baths: 2	Zoning: AL
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,056.78
Lot Area (sq.ft.): 219,542.40	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 5.04	P.I.D.: 014-475-901	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Mountain and field		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 12	Covered Parking: 4	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Fibreglass	Fixtures Leased: No		
	Fixtures Rmvd: Yes: As is - where is		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 1, PLAN NWP2083, DISTRICT LOT 41, SECTION 11, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH PCL A AS SHOWN ON PL ATTACHED TO BYLAW FILED 27573**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,386	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 12'0			x	Main 3
Finished Floor (Below):	1,386	Main	Living Room	13'0 x 20'6			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'6 x 12'9			x	
Finished Floor (Total):	2,772sq. ft.	Main	Bedroom	9'10 x 11'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 9'10			x	
Grand Total:	2,772sq. ft.	Main	Mud Room	10'3 x 9'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'0 x 5'9			x	
Suite: None		Below	Recreation Room	30'0 x 12'6			x	
Basement: Fully Finished		Below	Flex Room	17'8 x 18'5			x	
		Below	Bedroom	13'3 x 10'0			x	
		Below	Other	11'11 x 8'0			x	
		Below	Other	5'8 x 22'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty Ltd.** **Homelife Advantage Realty Ltd.**

Five acre South Sardis opportunity! Flat and useable with high visibility on the corner of Keith Wilson and Lickman Roads. Nearly 2800 sqft home plus two outbuildings: double garage and larger, powered shop.

Active R3119590 Board: H House with Acreage	4495 HIRSCHMAN ROAD Sardis Chilliwack River Valley V2R 4R9	Residential Detached \$2,199,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1976
Frontage(feet): 400.00	Bathrooms: 1	Age: 50
Frontage(metres): 121.92	Full Baths: 0	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,329.11
Lot Area (sq.ft.): 468,705.60	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 10.76	P.I.D.: 002-180-081	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Septic		
Sewer Type: Septic	Water Supply: Community	

Style of Home: Manufactured/Mobile	Total Parking: 4	Covered Parking: 4	Parking Access:
Construction: Manufactured/Mobile	Parking: Add. Parking Avail., DetachedGrge/Carport, Open		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Block	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Wood	Rain Screen:		
Fuel/Heating: Baseboard	Metered Water:		
Outdoor Area: Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 3, PLAN NWP45143, DISTRICT LOT 764, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,510	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	4'7 x 7'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 9'8			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'11 x 12'6			x	
Finished Floor (Basement):	0	Main	Kitchen	18'11 x 11'6			x	
Finished Floor (Total):	1,510sq. ft.	Main	Living Room	22' x 11'8			x	
Unfinished Floor:	0	Main	Family Room	11'11 x 12'6			x	
Grand Total:	1,510sq. ft.	Main	Bedroom	11'11 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'11 x 10'10			x	
Suite: None		Main	Walk-In Closet	6'3 x 4'			x	
Basement: None		Main	Primary Bedroom	11'1 x 14'4			x	
		Main	Walk-In Closet	6'3 x 4'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#: N/A	CSA/BCE: 250493	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Pathway Executives Realty Inc.**

Pathway Executives Realty Inc.

!! FUTURE DEVELOPMENT POTENTIAL!! The original developer of Williamsburg Estates, which is an executive neighbourhood of 3000+sqft homes situated on sprawling 1/2 acre+ lots, is now releasing phase 2. Multiple extensive studies are in place for this 10.76-acre parcel. Currently zoned R3, this parcel of land potentially aligns with the Suburban Residential (SBR) designation, which could mirror phase 1 on Estate Drive. The community water system is already in place. Currently on the property is a cute de-registered mobile home in good shape, and a large 4 bay shop. The panoramic views from this property are stunning and will complement a development quite nicely. Located just mins from Garrison Crossing and Cultus Lake. Call today for more information.