

**Active**  
**R3075036**

Board: H  
House/Single Family

**8881 NOWELL STREET**

Chilliwack  
Chilliwack Proper South  
V2P 4X3

Residential Detached

**\$400,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$400,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**  
Frontage(feet): **1.00** Bathrooms: **2** Age: **72**  
Frontage(metres): **0.30** Full Baths: **1** Zoning: **R1A**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$3,008.27**  
Lot Area (sq.ft.): **8,276.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.19** P.I.D.: **008-352-682** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: :  
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: **Log**

Exterior: **Brick, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: :

Floor Finish:

Legal: **LOT B, PLAN NWP14565, DISTRICT LOT 341, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	<b>1,178</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>5' x5'</b>				<b>x</b>		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>5' x5'</b>				<b>x</b>		
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>5' x5'</b>				<b>x</b>		
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>5' x5'</b>				<b>x</b>		
Finished Floor (Total):	<b>1,178 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>5'5" x0'</b>				<b>x</b>		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>5' x5'</b>				<b>x</b>		
Grand Total:	<b>1,178 sq. ft.</b>							<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>							<b>x</b>		
Suite:								<b>x</b>		
Basement: <b>None</b>								<b>x</b>		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>		MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**Property is being sold pursuant to court proceedings. Sale is "as is, where is" at the time of completion. All offers are subject to court approval.**

**Active**  
**R3067484**

Board: H  
House/Single Family

**45410 WESTVIEW AVENUE**

Chilliwack  
Chilliwack Proper West  
V2P 1M1

Residential Detached

**\$724,900 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$724,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1966</b>
Frontage(feet): <b>71.00</b>	Bathrooms: <b>3</b>	Age: <b>60</b>
Frontage(metres): <b>21.64</b>	Full Baths: <b>2</b>	Zoning: <b>SFD</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,960.85</b>
Lot Area (sq.ft.): <b>7,810.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>008-937-435</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Yes</b>		Tour:
View: <b>Yes: Mountaint View</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Sundeck(s)**

Type of Roof: **Wood**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double, Open, RV Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 135, PLAN NWP28113, DISTRICT LOT 28, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main): <b>1,366</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>13'1 x8'4</b>	<b>Bsmt</b>	<b>Utility</b>	<b>17'9 x 4'8</b>	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>13'0 x11'11</b>			x	<b>Main</b> <b>2</b>
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>18'6 x14'8</b>			x	<b>Main</b> <b>4</b>
Finished Floor (Basement): <b>1,048</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>16'11 x13'4</b>			x	<b>Bsmt</b> <b>5</b>
Finished Floor (Total): <b>2,414 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>11'3 x12'7</b>			x	
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Laundry</b>	<b>9'3 x5'7</b>			x	
Grand Total: <b>2,414 sq. ft.</b>	<b>Main</b>	<b>Mud Room</b>	<b>4'5 x12'8</b>			x	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Storage</b>	<b>4'6 x6'4</b>			x	
<b>Suite: None</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>13'2 x12'5</b>			x	
<b>Basement: Fully Finished</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>13'1 x12'6</b>			x	
Crawl/Bsmt. Height: # of Levels: <b>2</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>11'8 x19'4</b>			x	
# of Kitchens: <b>2</b>	<b>Bsmt</b>	<b>Recreation Room</b>	<b>17'7 x14'2</b>			x	
	<b>Bsmt</b>	<b>Storage</b>	<b>8'8 x5'9</b>			x	
Manuf Type:		Registered in MHR?:		PAD Rental:			
MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:							

Listing Broker(s): **RE/MAX 2000 Realty**

**Court Ordered sale. Strategically located beside peaceful Westview Park lies this spacious 4-bedroom, 2.5-bathroom home. Situated on a generous 7,810 sq ft lot, this property offers a functional layout with ample room for families and guests. Enjoy the added bonus of a 2-bedroom suite, perfect as a mortgage helper or extended family living. Whether you're looking for a comfortable home or an investment opportunity, this property has it all – location, space, and income potential. Steps to the park, close to schools, shopping, and transit. Don't miss out!**

**Active**  
**R3065733**

Board: H  
House/Single Family

**9665 WILLIAMS STREET**

Chilliwack  
Chilliwack Proper East  
V2P 5G6

Residential Detached

**\$849,900 (LP)**

(SP)



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

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**

Total Parking: **Covered Parking:**  
Parking: **Garage; Single, Open**  
Driveway Finish:  
Dist. to Public Transit: **3 min walk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
R.I. Plumbing: **Fixtures Rmvd:** :  
Floor Finish:

Parking Access:  
Dist. to School Bus: **6 min walk**  
Land Lease Expiry Year:

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): <b>1,244</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>1,164</b>	<b>Main</b>	<b>Living Room</b>	<b>12' x12'6</b>				<b>x</b>	<b>Main</b>	<b>3</b>
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>12'6 x16'6</b>				<b>x</b>	<b>Above</b>	<b>3</b>
Finished Floor (Below): <b>300</b>	<b>Main</b>	<b>Kitchen</b>	<b>10'3 x13'3</b>				<b>x</b>		
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Eating Area</b>	<b>14' x13'</b>				<b>x</b>		
Finished Floor (Total): <b>2,708 sq. ft.</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12' x13'</b>				<b>x</b>		
Unfinished Floor: <b>800</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x12'</b>				<b>x</b>		
Grand Total: <b>3,508 sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>6' x6'</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Above</b>	<b>Living Room</b>	<b>21' x15'</b>				<b>x</b>		
	<b>Above</b>	<b>Bedroom</b>	<b>11'9 x10'6</b>				<b>x</b>		
	<b>Above</b>	<b>Bedroom</b>	<b>11' x10'</b>				<b>x</b>		
	<b>Above</b>	<b>Kitchen</b>	<b>12' x10'</b>				<b>x</b>		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
		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**  
**R3052811**

Board: H  
House/Single Family

**4688 TESKEY ROAD**

Sardis  
Promontory  
V2R 0C6

Residential Detached

**\$979,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$950,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2007**  
 Frontage(feet): **48.00** Bathrooms: **3** Age: **19**  
 Frontage(metres): **14.63** Full Baths: **3** Zoning: **R3**  
 Depth / Size: **94** Half Baths: **0** Gross Taxes: **\$4,157.01**  
 Lot Area (sq.ft.): **4,320.00** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **0.10** P.I.D.: **026-634-821** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: :  
 Complex/Subdiv: **Bear Creek**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Other**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 47, PLAN BCP22913, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	<b>1,400</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>11' x13'</b>				<b>x</b>		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10'4 x13'6</b>				<b>x</b>		
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Great Room</b>	<b>15' x17'</b>				<b>x</b>		
Finished Floor (Basement):	<b>1,100</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>14' x14'</b>				<b>x</b>		
Finished Floor (Total):	<b>2,500 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x10'</b>				<b>x</b>		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>12' x10'</b>				<b>x</b>		
Grand Total:	<b>2,500 sq. ft.</b>	<b>Bsmt</b>	<b>Den</b>	<b>11' x8'</b>				<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Bsmt</b>	<b>Laundry</b>	<b>5'6 x11'</b>				<b>x</b>		
Suite: <b>None</b>		<b>Bsmt</b>	<b>Bedroom</b>	<b>11'0 x11'0</b>				<b>x</b>		
Basement: <b>None</b>		<b>Bsmt</b>	<b>Living Room</b>	<b>14'0 x22'0</b>				<b>x</b>		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>12' x7'</b>				<b>x</b>		
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	<b>Bsmt</b>	<b>Library</b>	<b>5' x6'</b>				<b>x</b>		
			Manuf Type:			Registered in MHR?:		PAD Rental:		
			MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**Court order sale, great basement entry home in Bear Creek. Hardwood floors, great room with vaulted ceilings, 4 bedrooms. one bedroom suite in basement. Open house November 22 from 1 to 3**

**Active**  
**R3018633**

Board: H  
House/Single Family

**5133 CECIL RIDGE PLACE**

Sardis  
Promontory  
V2R 6A1

Residential Detached

**\$1,124,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,325,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2009**  
 Frontage(feet): **59.78** Bathrooms: **5** Age: **17**  
 Frontage(metres): **18.22** Full Baths: **4** Zoning: **R3**  
 Depth / Size: **131.14** Half Baths: **1** Gross Taxes: **\$5,350.45**  
 Lot Area (sq.ft.): **7,840.00** Rear Yard Exp: For Tax Year: **2024**  
 Lot Area (acres): **0.18** P.I.D.: **026-309-718** Tax Inc. Utilities?:  
 Flood Plain: **No** Tour:  
 View: **Yes: mountains & valley**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Natural Gas**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 49, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	<b>1,583</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>1,463</b>	<b>Main</b>	<b>Living Room</b>	<b>14' x 12'</b>	<b>Below</b>	<b>Media Room</b>	<b>15'10 x 10'4</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>12' x 12'</b>	<b>Below</b>	<b>Kitchen</b>	<b>8' x 7'</b>		<b>Main</b>	<b>2</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Den</b>	<b>11'6 x 10'</b>	<b>Below</b>	<b>Living Room</b>	<b>14'3 x 9'8</b>		<b>Above</b>	<b>5</b>
Finished Floor (Basement):	<b>1,561</b>	<b>Main</b>	<b>Kitchen</b>	<b>17'8 x 12'10</b>	<b>Below</b>	<b>Kitchen</b>	<b>9'3 x 6'6</b>		<b>Above</b>	<b>4</b>
Finished Floor (Total):	<b>4,607 sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>10' x 8'6</b>	<b>Below</b>	<b>Bedroom</b>	<b>11' x 10'8</b>		<b>Bsmt</b>	<b>4</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>18' x 16'</b>	<b>Below</b>	<b>Bedroom</b>	<b>11' x 10'6</b>		<b>Bsmt</b>	<b>3</b>
Grand Total:	<b>4,607 sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>13' x 8'6</b>				<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Above</b>	<b>Primary Bedroom</b>	<b>17'8 x 14'</b>				<b>x</b>		
		<b>Above</b>	<b>Study</b>	<b>10' x 6'6</b>				<b>x</b>		
		<b>Above</b>	<b>Bedroom</b>	<b>14'4 x 10'</b>				<b>x</b>		
		<b>Above</b>	<b>Bedroom</b>	<b>12'8 x 12'</b>				<b>x</b>		
		<b>Above</b>	<b>Bedroom</b>	<b>12'10 x 11'8</b>				<b>x</b>		
		<b>Above</b>	<b>Bedroom</b>	<b>12'10 x 11'8</b>				<b>x</b>		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: <b>3</b>	# of Rooms: <b>19</b>	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

Listing Broker(s): **Royal Lepage Wheeler Cheam**

**Incredible Investment Opportunity!** Discover the potential in this spacious 3-level home offering over 4,600 sqft of living space with stunning mountain views. The main and upper levels feature hardwood flooring, granite countertops, and stainless-steel appliances, creating a blend of comfort and style. Upstairs boasts 5 generous bedrooms and 3 bathrooms – perfect for growing families. The fully finished basement includes two self-contained suites, each with its own private entrance, ideal for extended family or rental income. Whether you're looking to invest or create your dream home, this property offers exceptional value and versatility. Don't miss this rare opportunity – schedule your viewing today!