



Active **302 46150 BOLE AVENUE** Residential Attached
R3039311 Chilliwack **\$215,000 (LP)**
 Board: H Chilliwack Proper East (SP) 
 Apartment/Condo V2P 0B7



Sold Date: If new,GST/HST inc?: Original Price: **\$253,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2008**
 Frontage(feet): **0.00** Bathrooms: **1** Age: **18**
 Frontage(metres): Full Baths: **1** Zoning: **R6**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,198.19**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: **Yes** P.I.D.: **027-482-553** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **Newmark**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**
 Exterior: **Brick, Mixed, Vinyl** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Patio(s)** Floor Finish: **Laminate, Tile, Carpet**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 116, PLAN BCS2700, 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; DIVISION E**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): 567	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$333.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 567 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 567 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1 # of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'8 x 9'11			x	1	Main	4	Yes
Main	Living Room	10'7 x 17'7			x	2			
Main	Bedroom	10'6 x 12'5			x	3			
Main	Walk-In Closet	7'5 x 5'2			x	4			
Main	Foyer	5'6 x 4'5			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

One-Bedroom Condo at Newmark! This bright and spacious 1-bedroom, 1-bathroom home features an open-concept layout with large windows that flood the space with natural light. The bedroom offers direct access to the main bathroom, while the in-suite laundry adds everyday convenience. Ideally located just steps from District 1881, you'll enjoy easy access to shops, breweries, restaurants, and more. Perfect for first-time buyers or investors, this pet-friendly building has no age restrictions and includes secure underground parking. Don't miss this fantastic opportunity!



Active **104 2425 CHURCH STREET** Residential Attached
R2975785 Abbotsford **\$244,000** (LP)
 Board: F Abbotsford West (SP) 
 Apartment/Condo V2T 3J8



Sold Date: If new,GST/HST inc?: Original Price: **\$329,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1987**
 Frontage(feet): Bathrooms: **2** Age: **39**
 Frontage(metres): Full Baths: **1** Zoning: **RML**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1,170.86**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: **Exempt** P.I.D.: **008-239-401** Tax Inc. Utilities?: **No**
 View: **No :** Tour:
 Complex / Subdiv:
 First Nation
 Services Connctd: **Electricity**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit, Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Mixed** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Renovations: Property Disc.: **No**
 # of Fireplaces: **0** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No :**
 Fireplace Fuel: **Other** Rain Screen: Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Hot Water** Metered Water: Floor Finish: **Mixed**
 Outdoor Area: **Patio(s)** R.I. Plumbing:
 Type of Roof: **Other**

Legal: **STRATA LOT 5, PLAN NWS2619, SECTION 20, TOWNSHIP 16, 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**

Amenities: **In Suite Laundry, Storage**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Finished Floor (Main): 985	Units in Development: 36	Tot Units in Strata: 36	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quaram Properties Inc	Mgmt. Co's #: 604-635-0260	
Finished Floor (Below): 0	Maint Fee: \$405.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management		
Finished Floor (Total): 985 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Age Restrictions, Pets Not Allowed	# of Pets:	Cats: No Dogs: No
Grand Total: 985 sq. ft.	Restricted Age: 55+		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 11'6			x	1	Main	4	No
Main	Kitchen	10' x 8'6			x	2	Main	2	Yes
Main	Dining Room	10'6 x 8'6			x	3			
Main	Primary Bedroom	15' x 11'			x	4			
Main	Bedroom	10' x 9'			x	5			
Main	Storage	5'6 x 4'2			x	6			
Main	Walk-In Closet	5' x 4'6			x	7			
					x	8			

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

Well maintained and affordable retirement condo, 55+ age restriction. Refinished kitchen cabinets, new countertops, sink and taps as well as flooring, bathroom tub and surround and light fixtures have all been upgraded. Clean and well cared for, this is a delightful unit, set in a convenient location close to shopping. The hot and cold water lines have all been replaced in the entire building. Low strata fees include heat, water and hot water. This complex is well managed and has large storage unit, workshop, games room and meeting room. Roof and boiler have been recently replaced.



Active **107 2943 NELSON PLACE** Residential Attached
R3060580 Abbotsford **\$314,910 (LP)**
 Board: F Central Abbotsford (SP) 
 Apartment/Condo V2S 0C8



Sold Date: If new,GST/HST inc?: Original Price: **\$349,900**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2009**
 Frontage(feet): **0.00** Bathrooms: **1** Age: **17**
 Frontage(metres): Full Baths: **1** Zoning: **RML**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,540.66**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **028-040-619** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **The Edgebrook**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**
 Construction: **Concrete Frame**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3593, SECTION 21, TOWNSHIP 16, 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, AS APPROPRIATE**

Amenities: **None**

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

Features:

Finished Floor (Main): **636** Units in Development: Tot Units in Strata: **73** Locker: **No**
 Finished Floor (Above): **0** Exposure: **South** Storeys in Building: **4**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Advantage Property Management** Mgmt. Co's #: **604-858-7368**
 Finished Floor (Below): **0** Maint Fee: **\$265.34** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
 Finished Floor (Total): **636 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **636 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **4** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 12'0			x	1	Main	4	No
Main	Kitchen	9'0 x 9'0			x	2			No
Main	Bedroom	14'0 x 10'0			x	3			No
Main	Laundry	5'0 x 5'0			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Sutton Group-Alliance R.E.S.** **Sutton Group-Alliance R.E.S.**

Court-ordered foreclosure. Welcome to The Edgebrook , one of Abbotsford's most desirable residential properties. Super price for this 1 Bdrm Apt. Excellent location one block to Superstore and 3 blocks to Seven Oaks and West Oaks Mall! Great corner location within the building - you can walk right to your patio door around a beautiful walkway to your own private garden area - great starter or stopper!! Call to show! The property is being sold "As Is, Where Is."



Active
R3015994
Board: F
Apartment/Condo

212 33400 BOURQUIN PLACE
Abbotsford
Central Abbotsford
V2S 5G3

Residential Attached
\$316,710 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$391,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1976**
Frontage(feet): Bathrooms: **1** Age: **50**
Frontage(metres): Full Baths: **1** Zoning: **RML**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,610.00**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **001-587-129** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv: **BAKERVUE PLACE**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: Reno. Year: **2019**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Baseboard, Electric** Metered Water:
Outdoor Area: **Balcony(s)** R.I. Plumbing:
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Legal: **STRATA LOT 30, PLAN NWS958, PART SE1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden**
Site Influences: **Central Location**
Features: **Other - See Remarks**

Finished Floor (Main): 949	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$442.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water		
Finished Floor (Total): 949 sq. ft.			
Unfinished Floor: 0			
Grand Total: 949 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'4' x 8'10'			x	1	Main	3	Yes
Main	Kitchen	8'10' x 10'5'			x	2			No
Main	Dining Room	9'0' x 10'7'			x	3			No
Main	Living Room	12'1' x 16'9'			x	4			No
Main	Bedroom	9'0' x 13'5'			x	5			No
Main	Primary Bedroom	11'2' x 13'5'			x	6			No
Main	Storage	7'6' x 5'6'			x	7			No
					x	8			No

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Investors, take notice of this outstanding opportunity! Presenting a beautifully updated 2-bedroom, 1-bathroom corner unit. Recent renovations have breathed new life into this property, featuring new laminate flooring, fresh paint, modern light fixtures, sleek countertops & backsplash, a new deck, updated windows, railing, and siding. With added perks like underground parking and a storage locker, this unit offers both convenience and value. Located in a serene setting, close to shopping, parks, restaurants, and public transit. Plus, rentals and pets are allowed, making it an attractive prospect for a wide range of opportunities. Don't miss out - Call now to book your private tour!



Active
R3078502
Board: F
1/2 Duplex

409 2700 MCCALLUM ROAD
Abbotsford
Abbotsford East
V2S 6X9

Residential Attached
\$345,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$345,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1989**
Frontage(feet): Bathrooms: **1** Age: **37**
Frontage(metres): Full Baths: **1** Zoning: **RML**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,559.88**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **026-897-644** Tax Inc. Utilities?: **No**
View: **Yes : Mountains and Downtown** Tour:
Complex / Subdiv: **The Seasons**
First Nation
Services Connctd: **Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other, Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **5 Blks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Sold "As is Where is"**
Fixtures Rmvd: **Yes: Sold "As is Where is"**
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38, PLAN BCS2129, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**

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

Features:

Finished Floor (Main): 902	Units in Development: 138	Tot Units in Strata: 138	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: homelife Management	Mgmt. Co's #: 604-859-3132	
Finished Floor (Below): 0	Maint Fee: \$435.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 902 sq. ft.			
Unfinished Floor: 0			
Grand Total: 902 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100% %		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 11'5"			x	1	Main	4	Yes
Main	Kitchen	15' x 8'2"			x	2			No
Main	Primary Bedroom	14'4 x 10'5"			x	3			No
Main	Bedroom	10'10 x 8'4"			x	4			No
Main	Laundry	3' x 3'			x	5			No
Main	Storage	5' x 5'			x	6			No
					x	7			No
					x	8			No

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

The Seasons - Court Ordered Sale - Spacious 2 bedroom and 1 full bathroom home, boasting over 900 sq. ft. of living space. Located on upper floor with mountain and downtown city views. This unit features updated kitchen with white shaker cabinetry and lage island with loads of storage. Large master will fit king size bed and large furniture. 1 underground parking with additional open stall. Owner occupied. Sold on a "As is Where is basis only" Located close to everything Abby. Located in Building # 1. Accepted offer COURT DATE IS FEBRUARY 27,2026 9:45 am Vancouver Supreme Courthouse

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active **20 46689 FIRST AVENUE** Residential Attached
R3074939 Chilliwack **\$429,900 (LP)**
Board: H Chilliwack Proper East (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$449,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**
Frontage(feet): Bathrooms: **2** Age: **51**
Frontage(metres): Full Baths: **1** Zoning: **R5**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,095.27**
Sq. Footage: **0.00** P.I.D.: **001-259-920** For Tax Year: **2025**
Flood Plain: **Yes** View: Tax Inc. Utilities?:
View: Tour:
Complex / Subdiv: **Mount Baker Estates**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Single**
Exterior: **Vinyl** Dist. to Public Transit: Dist. to School Bus:
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: :
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: :
Fireplace Fuel: **Gas - Natural** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Legal: **STRATA LOT 20, PLAN NWS281, DISTRICT LOT 334, 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: **Playground, Pool; Outdoor**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 708	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 655	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$590.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,363 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,363 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 8	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	18'5 x 10'6			x	1	Main	2	No
Main	Dining Room	10'10 x 8'3			x	2	Above	4	No
Main	Living Room	16' x 12'11			x	3			
Main	Laundry	6'4 x 5'10			x	4			
Above	Primary Bedroom	14'4 x 12'			x	5			
Above	Walk-In Closet	7' x 3'4			x	6			
Above	Bedroom	11'6 x 9'4			x	7			
Above	Bedroom	13' x 9'4			x	8			

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

This 3-bedroom, 2-bathroom townhome is located in the family-friendly Mount Baker Estates. The main level features a white kitchen with a cozy nook area, an open-concept living room with a stone fireplace, and access to the backyard. A convenient powder room and access to the single-car garage complete the main floor. Upstairs, you'll find three spacious bedrooms and a full bathroom. This unit backs onto Cootie Street, offering easy accessibility and plenty of additional nearby parking. The well-maintained complex includes a playground and an outdoor pool. Ideally situated in a central location close to District 1881, all levels of schools, parks, shopping, and more. Pets allowed with restrictions. Don't miss this great opportunity!



Active **R3081563** **209 46150 THOMAS ROAD** Residential Attached
Board: H Sardis **\$525,000** (LP)
Townhouse Vedder Crossing V2R 6H3 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$525,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2022**
Frontage(feet): Bathrooms: **3** Age: **4**
Frontage(metres): Full Baths: **2** Zoning: **R4**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,739.51**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **903-033-021** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv:
First Nation **Tzeachten 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**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Wood**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **First Nations Lease**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **UNIT 209 CLSR 111483 WITHIN LOT 789 CLSR 111161 TZEACHTEN IR #13**

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

Finished Floor (Main): 613	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 673	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Colyvan Pacific	Mgmt. Co's #: 604-683-8399	
Finished Floor (Below): 201	Maint Fee: \$306.67	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,487 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions:	# of Pets:	Cats: Yes Dogs: Yes
Grand Total: 1,487 sq. ft.	Restricted Age:		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 15'			x	1	Main	2	No
Main	Living Room	13' x 15'			x	2	Above	4	No
Main	Dining Room	9' x 15'			x	3	Above	3	Yes
Below	Bedroom	8'10 x 9'6			x	4			
Bsmt	Foyer	3'6 x 11'			x	5			
Above	Bedroom	8'3 x 10'8			x	6			
Above	Bedroom	11'5 x 8'1			x	7			
Above	Primary Bedroom	10'5 x 12'8			x	8			

Listing Broker(s): **eXp Realty**

This unit showcases distinctive modern architecture paired with bright, spacious interiors, thoughtfully finished in our custom designer colour palette. BASE 10 offers everything you need to call it home. Highlights include: hard-panel exterior siding, both driveway and garage parking, large balconies, full kitchen appliance and laundry packages, sleek modern colour schemes, cozy fireplace, air conditioning, spa-inspired ensuite—and so much more. All just minutes from shopping, schools, and recreation!BASE 10 is Chilliwack's premier master-planned townhome community, ideally situated at Promontory & Thomas.

Active **R3080995** **20 45762 SAFFLOWER CRESCENT** Residential Attached
Board: H **\$705,000** (LP)
Townhouse Sardis Sardis South V2R 0S4 (SP)



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: Reno. Year: Fixtures Leased: :
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: :
Fireplace Fuel: **Gas - Natural** Metered Water: **Yes** Fixtures Rmvd: :
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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: # of Levels: **3** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **12** Short Term Lse-Details:

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 a 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 **12 36099 WATERLEAF PLACE** Residential Attached
R3035905 Abbotsford **\$760,000 (LP)**
 Board: F Abbotsford East (SP) 
 Townhouse V3G 0G5



Sold Date: If new,GST/HST inc?: Original Price: **\$781,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2016**
 Frontage(feet): Bathrooms: **3** Age: **10**
 Frontage(metres): Full Baths: **2** Zoning: **RM30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,405.02**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **030-162-700** Tax Inc. Utilities?: **No**
 View: **Yes : Mt Baker** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Vantage at Whatcom**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit** Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Grg/Double Tandem**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **No**
 # of Fireplaces: **0** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
 Fireplace Fuel: Rain Screen: Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish: **Laminate, Mixed, Carpet**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 12 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3624TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Roughed In**

Finished Floor (Main): 731	Units in Development: 16	Tot Units in Strata: 16	Locker: No
Finished Floor (Above): 712	Exposure: Southeast	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa BC	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 54	Maint Fee: \$477.83	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,497 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,497 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed: 100%		
Basement: Part	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 8		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	17'4 x 10'			x	1	Main	2	No
Above	Bedroom	14'3 x 9'			x	2	Above	4	No
Above	Bedroom	10'4 x 9'10			x	3	Above	4	Yes
Above	Laundry	7' x 4'			x	4			No
Main	Living Room	11'2 x 14'9			x	5			No
Main	Kitchen	13'6 x 15'5			x	6			No
Main	Dining Room	12'2 x 8'4			x	7			No
Below	Foyer	9' x 4'			x	8			No

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

IEWS!! Fantastic END UNIT 3 Bed & 3 Bath, 3 storey in EAST Abbotsford. Open concept living space, large windows & high ceilings. A spacious dining & living room area leads onto a private & fenced backyard. Modern kitchen w/oversized island, quartz counters and Stainless appliances. The Primary Bdrm has a ensuite & deck to enjoy gorgeous views of the Mt Bake & the Valley. Tandem garage and parking for full size vehicle outside, 18' x 13'2 flex/office space finished for extra space down. Excellent location, minutes away from Shopping, Starbucks, Timmy's and quick access to Hwy #1.