



Macdonald Realty (Surrey/152)
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Active **45410 WESTVIEW AVENUE** Residential Detached
R3067484 Chilliwack **\$724,900** (LP)
Board: H Chilliwack Proper West (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$724,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
Frontage(feet): **71.00** Bathrooms: **3** Age: **59**
Frontage(metres): **21.64** Full Baths: **2** Zoning: **SFD**
Depth / Size: Half Baths: **1** Gross Taxes: **\$3,960.85**
Lot Area (sq.ft.): **7,810.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **008-937-435** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** View: **Yes: Mountaint View** Tour:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double, Open, RV Parking Avail.**
Exterior: **Wood** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Wood**

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

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,366	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	13'1 x 8'4	Bsmt	Utility	17'9 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'0 x 11'11			x	Main 2
Finished Floor (Below):	0	Main	Living Room	18'6 x 14'8			x	Main 4
Finished Floor (Basement):	1,048	Main	Primary Bedroom	16'11 x 13'4			x	Bsmt 5
Finished Floor (Total):	2,414sq. ft.	Main	Bedroom	11'3 x 12'7			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 5'7			x	
Grand Total:	2,414sq. ft.	Main	Mud Room	4'5 x 12'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	4'6 x 6'4			x	
Suite: None		Bsmt	Bedroom	13'2 x 12'5			x	
Basement: Fully Finished		Bsmt	Bedroom	13'1 x 12'6			x	
		Bsmt	Kitchen	11'8 x 19'4			x	
		Bsmt	Recreation Room	17'7 x 14'2			x	
		Bsmt	Storage	8'8 x 5'9			x	
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): **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!



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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: **\$849,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1905**
Frontage(feet): **104.00** Bathrooms: **2** Age: **120**
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** View: **Yes : mountains** Tour: _____
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.



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Active
R3064830
Board: H
House/Single Family

46260 TOURNIER PLACE
Sardis
Promontory
V2R 6A2

Residential Detached
\$925,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$925,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**
Frontage(feet): **49.78** Bathrooms: **3** Age: **11**
Frontage(metres): **15.17** Full Baths: **3** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,380.18**
Lot Area (sq.ft.): **5,578.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.13** P.I.D.: **026-309-441** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Mountians, & 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, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 22, PLAN BCP17774, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,393	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	7' x5'7	Main	Bedroom	9'6 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Den	10'4 x8'10	Main	Bedroom	11'5 x 10'11	Below 4
Finished Floor (Below):	1,104	Below	Laundry	10'4 x5'7			x	Main 5
Finished Floor (Basement):	0	Below	Kitchen	11' x9'			x	Main 4
Finished Floor (Total):	2,497 sq. ft.	Below	Eating Area	9'5 x8'2			x	
Unfinished Floor:	0	Below	Living Room	10'5 x17'2			x	
Grand Total:	2,497 sq. ft.	Below	Bedroom	9'6 x12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11'2 x10'4			x	
Suite: Unauthorized Suite		Main	Living Room	17'7 x20'8			x	
Basement: Full, Fully Finished		Main	Dining Room	9'2 x13'8			x	
		Main	Kitchen	10'10 x10'8			x	
		Main	Primary Bedroom	12'8 x13'11			x	
		Main	Walk-In Closet	5'5 x6'4			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **15**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Step into 46260 Toumier Place-a beautifully designed home with 5 bedrooms plus a den, 3 bathrooms, and 2 full kitchens across 2500+ sqft of living space on two levels. The main floor impresses with soaring 13-ft vaulted ceilings in a bright, open-concept kitchen/living/dining area, a front balcony with scenic views, and direct access from the kitchen to a private backyard featuring a spacious covered patio-ideal for gatherings. Upstairs hosts 3 bedrooms and 2 bathrooms, including a luxurious primary suite wit a walk-in closet, ensuite, soaker tub, and separate shower. Downstairs includes a 2-bedroom suite, laundry room, and home office. Tucked away in a quiet area yet just minutes to the highway, parks, shops, and more.

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Active **4688 TESKEY ROAD** Residential Detached
R3052811 **\$979,000** (LP)
Board: H Promontory (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: **18**
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** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stone, Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Other** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Great Room	15' x 17'			x	Main 3
Finished Floor (Basement):	1,100	Main	Primary Bedroom	14' x 14'			x	Below 3
Finished Floor (Total):	2,500sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 10'			x	
Grand Total:	2,500sq. ft.	Bsmt	Den	11' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	5'6 x 11'			x	
		Bsmt	Bedroom	11'0 x 11'0			x	
		Bsmt	Living Room	14'0 x 22'0			x	
		Bsmt	Kitchen	12' x 7'			x	
		Bsmt	Library	5' x 6'			x	
				x			x	

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

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Active **5133 CECIL RIDGE PLACE** Residential Detached
R3018633 Sardis **\$1,124,000** (LP)
 Board: H Promontory **(SP)**
 House/Single Family V2R 6A1



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: **16**
 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.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stone, Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No** :
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: :
 Fireplace Fuel: **Natural Gas** Metered Water: Floor Finish:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,583	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,463	Main	Living Room	14' x 12'	Below	Media Room	15'10 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'	Below	Kitchen	8' x 7'	Main 2
Finished Floor (Below):	0	Main	Den	11'6 x 10'	Below	Living Room	14'3 x 9'8	Above 5
Finished Floor (Basement):	1,561	Main	Kitchen	17'8 x 12'10	Below	Kitchen	9'3 x 6'6	Above 4
Finished Floor (Total):	4,607 sq. ft.	Main	Eating Area	10' x 8'6	Below	Bedroom	11' x 10'8	Bsmt 4
Unfinished Floor:	0	Main	Family Room	18' x 16'	Below	Bedroom	11' x 10'6	Bsmt 3
Grand Total:	4,607 sq. ft.	Main	Laundry	13' x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'8 x 14'			x	
		Above	Study	10' x 6'6			x	
		Above	Bedroom	14'4 x 10'			x	
		Above	Bedroom	12'8 x 12'			x	
		Above	Bedroom	12'10 x 11'8			x	
		Above	Bedroom	12'10 x 11'8			x	

Suite: **Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Separate Entry** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:
 # of Kitchens: **3** # of Rooms: **19**

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!