



Macdonald Realty (Surrey/152)  
Cell: 604-626-6755  
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**Active** **8881 NOWELL STREET** Residential Detached  
**R3075036** Chilliwack **\$400,000** (LP)  
Board: H Chilliwack Proper South (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** Total Parking: Covered Parking: Parking Access:  
Construction: **Log** Parking: **Open**  
Exterior: **Brick, 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: :  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish:  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,178	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	5' x 5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	5' x 5'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	5' x 5'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	5' x 5'			x	
Finished Floor (Total):	1,178sq. ft.	Main	Bedroom	5'5' x 0'			x	
Unfinished Floor:	0	Main	Bedroom	5' x 5'			x	
Grand Total:	1,178sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							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): **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.**

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**Active** **R3067484** **45410 WESTVIEW AVENUE** Residential Detached  
Board: H Chilliwack **\$724,900** (LP)  
House/Single Family Chilliwack Proper West V2P 1M1 (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: **60**  
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: <b>None</b>		Bsmt	Bedroom	13'2 x 12'5			x	
Basement: <b>Fully Finished</b>		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: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>14</b>	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** **9665 WILLIAMS STREET** Residential Detached  
**R3065733** Chilliwack **\$849,900** (LP)  
Board: H Chilliwack Proper East (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: **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** Total Parking: Covered Parking: Parking Access:  
Construction: **Frame - Wood, Other** Parking: **Garage; Single, Open**  
Exterior: **Mixed, Stucco, Wood** Driveway Finish:  
Foundation: **Concrete Perimeter** Dist. to Public Transit: **3 min walk** Dist. to School Bus: **6 min walk**  
Renovations: Reno. Year: Property Disc.: **No** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
# of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**  
Fireplace Fuel: Metered Water: Fixtures Rmvd: :  
Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish:  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt, Other**

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: <b>Unfinished</b>		Above	Bedroom	11' x 10'			x	
		Above	Kitchen	12' x 10'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>	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** **4688 TESKEY ROAD** Residential Detached  
**R3052811** Sardis **\$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: **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** 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** Manuf Type: Registered in MHR?: PAD Rental:  
Basement: **None** MHR#: CSA/BCE: Maint. Fee:  
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:  
# of Kitchens: **2** # of Rooms: **12**

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 V2R 6A1 (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.** 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:  
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish:  
 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!**