



Presented by:
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Active
R2940354
Board: H
Apartment/Condo

306 45561 YALE ROAD

Chilliwack
Chilliwack Proper South
V2P 0A8

Residential Attached

\$309,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$399,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: R6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,431.14
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-467-449	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 26, PLAN BCS2854, DISTRICT LOT 257, 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 V**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): 837			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: \$476.49			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Sewer, Snow removal, Water								
Finished Floor (Total): 837 sq. ft.											
Unfinished Floor: 0											
Grand Total: 837 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	11'1 x 8'8			x	1	Main	4	No		
Main	Living Room	11'4 x 9'8			x	2	Main	3	Yes		
Main	Dining Room	18'10 x 7'4			x	3					
Main	Bedroom	9'4 x 11'0			x	4					
Main	Primary Bedroom	10'6 x 12'7			x	5					
Main	Walk-In Closet	7'5 x 4'3			x	6					
Main	Laundry	4'11 x 5'3			x	7					
		x			x	8					

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

Great opportunity for first-time homebuyers or investors! This 2-bedroom, 2-bathroom condo offers an open-concept layout with a spacious living area, kitchen, and a private balcony. The primary bedroom features a 3 piece ensuite and a generous walk-in closet. With a bus stop right outside and HWY 1 only minutes away, convenience is at your doorstep. Just a short drive to shopping, schools, and recreation. Pet-friendly with restrictions – schedule your viewing today!