

CEDAR

32821 6th Ave. · Mission, BC V2V 6L1 · Mission BC



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1 FOR SALE
FROM \$449,500

12-MO SOLD TREND
66

Unit Mix

2 Bedroom

14 units

944 – 1,335 sf

from \$265,000

For Sale in Cedar & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,500	2 / 1	975 sf	\$461	11 32821 6 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	2 / 1ba	1054 sf	\$417	2025-04-08
\$465,000	2 / 1ba	944 sf	\$493	2024-10-13
\$489,000	2 / 1ba	1057 sf	\$463	2024-09-25
\$495,000	2 / 1ba	1057 sf	\$468	2024-08-22

Value & Financing

Price Positioning

\$461 /sq ft

Active listings here average **\$461/sf** vs **\$471/sf** across Mission BC.

2% below area average

Mortgage Snapshot

\$2,153 /mo

Entry price (from)	\$449,500
20% down payment	\$89,900
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1989	LEVELS 2	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3055	

Overview

Cedar - 32821 6th Avenue, Mission, BC V2V 6L1, Canada. Strata Plan NWS3055. Crossroads are 6th Avenue and Maple Street in a convenient neighbourhood of Mission. Completed 1989, Cedar offers 14 homes that are self managed: 604-826-4805. Maintenance fees include garbage pickup, gardening, and management.

This is a prime location just minutes away from ABC Country, Mission Springs Pub, Shoppers Drug Mart, Silvercity Cinema, and Safeway. Transit and major routes are close by and within walking

distance. Features of Maple Grove Manor include in suite laundry, and storage. Maple Grove Manor has a 45+ age restriction, allows 1 pet with restrictions, and does not allow rentals.

Amenities & Features

✓ None

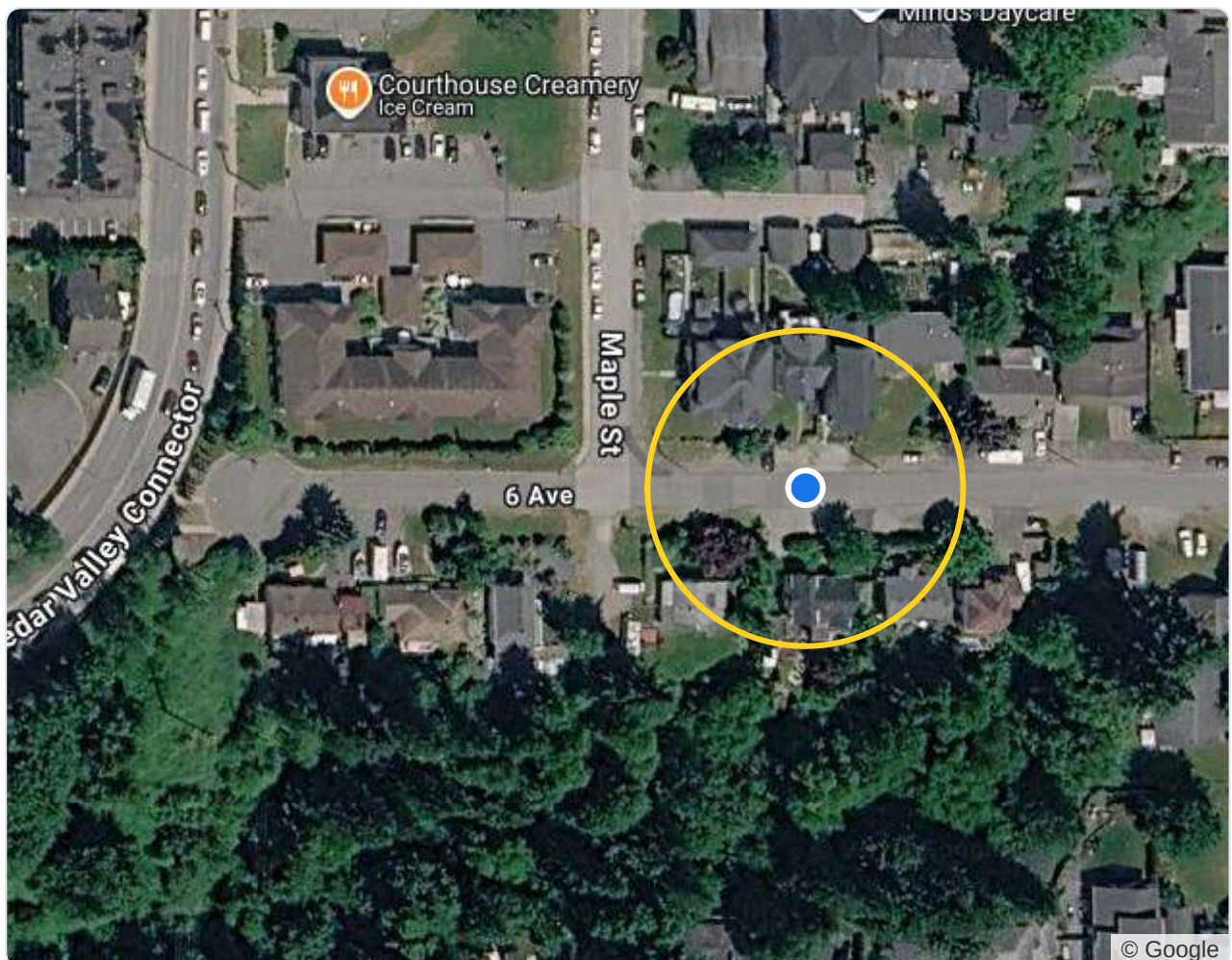
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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