

BUILDING BROCHURE

CREEKSID ESTATES - 45302 JASPER BUILDING

45302 Jasper Dr. · Sardis, BC V2R 3B2 · Sardis West Vedder Rd



1 FOR SALE
FROM \$619,900

12-MO SOLD TREND
-4.2

Unit Mix

2 Bedroom

4 units
1,385 – 1,498 sf
from \$565,000

3 Bedroom

2 units
1,603 – 1,697 sf
from \$619,900

For Sale in Creekside Estates - 45302 Jasper Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$619,900	3 / 3	1603 sf	\$387	6 45302 JASPER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$565,000	2 / 2ba	1395 sf	\$405	2025-08-22
\$612,500	2 / 2ba	1498 sf	\$409	2025-01-03
\$667,000	3 / 3ba	1697 sf	\$393	2024-01-25
\$600,000	2 / 2ba	1395 sf	\$430	2024-01-14

Value & Financing

Price Positioning

\$387 /sq ft

Active listings here average **\$387/sf** vs **\$404/sf** across Sardis West Vedder Rd.

4% below area average

Mortgage Snapshot

\$2,969 /mo

Entry price (from) **\$619,900**

20% down payment **\$123,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	SUITES 18	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata	STRATA PLAN LMS97	MANAGEMENT Self Managed	

Overview

Creekside Estates - 45302 Jasper Drive, Chilliwack, BC V2R 3B2, LMS97 - located in Sardis West Vedder Rd area of Sardis. Creekside Estates is close to Cottonwood Mall and Safeway, Chilliwack

Mall, Real Canadian Superstore, trails along the creek and Wells Sanctuary. sardis Secondary and Vedder Middle School are minutes from the complex. This complex has an easy access to Trans-Canada Hwy1. The Creekside Estates was built in 1991. It has frame-wood construction. There are 18 two-level townhouses in development and in strata. This complex is adult-oriented with age restriction 55+ Pets under 10 kg area allowed. Rentals are not permitted. Most home feature in-suite laundry, crown moulding, laminate floors, private backyards, lots of closet space and double garage.

The closest crossroads are Evans Road and Knight Road.

Amenities & Features

✓ None

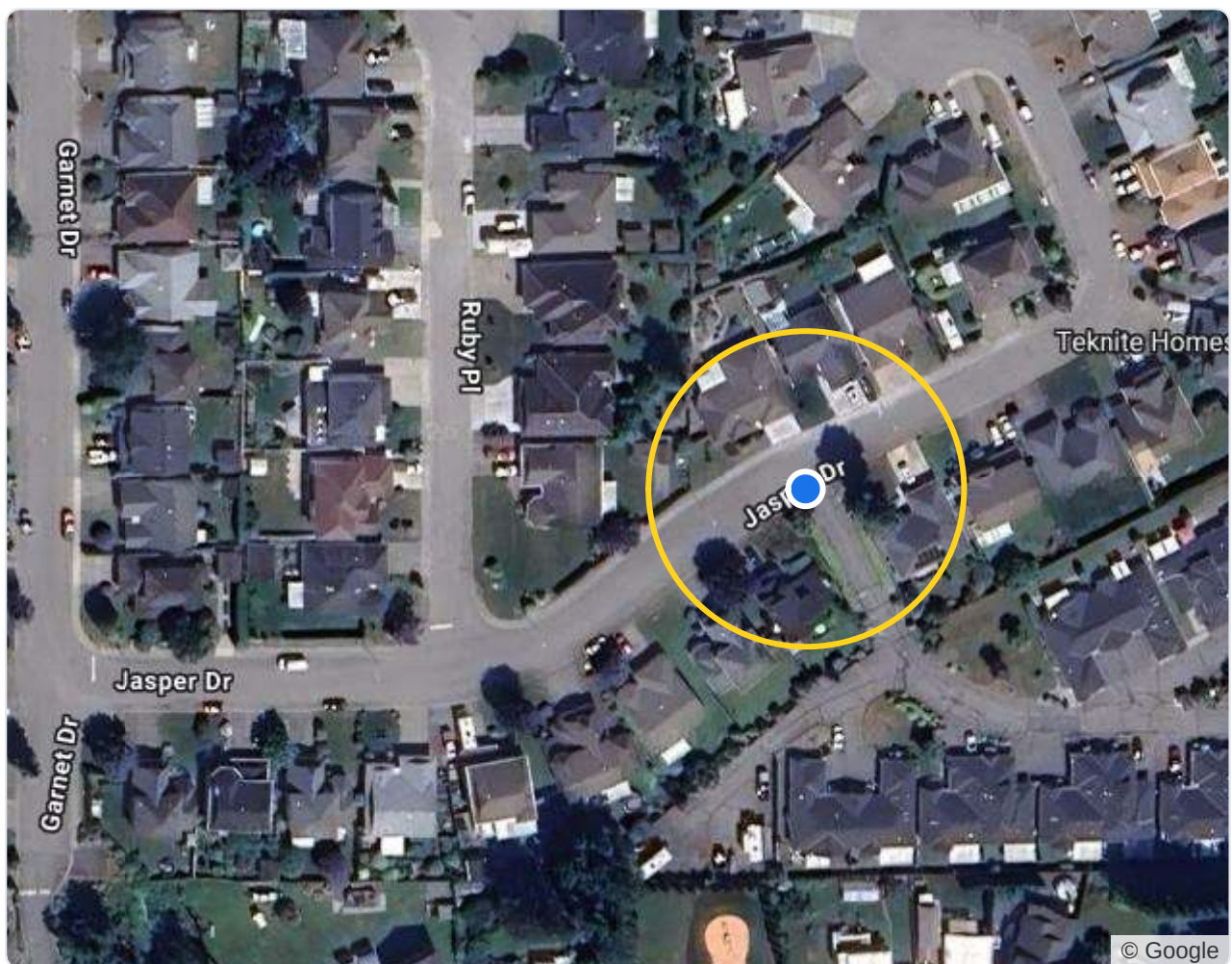
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Snow Removal

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call