

BUILDING BROCHURE

VEDDER LANDING

45390 Vedder Mountain Rd. · Cultus Lake, BC V2R 0P6 · Cultus Lake



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1 FOR SALE
FROM \$640,000

1 SOLD · 12 MO
\$625,000–\$625,000



Unit Mix

3 Bedroom

15 units
1,341 – 2,164 sf
from **\$419,000**

4 Bedroom

3 units
2,075 – 2,127 sf
from **\$601,000**

For Sale in Vedder Landing & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$640,000	3 / 3	1610 sf	\$398	18 45390 VEDDER MOUNTAIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$625,000	3 / 3ba	1437 sf	\$435	2026-04-30
\$615,000	3 / 3ba	1374 sf	\$448	2025-04-27
\$730,000	3 / 4ba	2075 sf	\$352	2024-11-07
\$730,000	4 / 4ba	2089 sf	\$349	2024-05-23

Value & Financing

Price Positioning

\$398 /sq ft

Active listings here average **\$398/sf** vs **\$439/sf** across Cultus Lake.

9% below area average

Mortgage Snapshot

\$3,065 /mo

Entry price (from)	\$640,000
20% down payment	\$128,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
2009

LEVELS
3

SUITES
31

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
EPS149

MANAGEMENT
Confidential

Overview

Welcome to Vedder Landing. Vedder Landing is a 31-home strata residence located at 45390 Vedder Mountain Road in Cultus Lake, in the Cultus Lake neighbourhood. Completed in 2009. It is registered under Strata Plan EPS149 and held as Freehold Strata.

Residents enjoy garage single front access parking and baseboard / electric heating.

Set in Cultus Lake, Cultus Lake, Vedder Landing offers shopping, a central location, near golf course and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ None

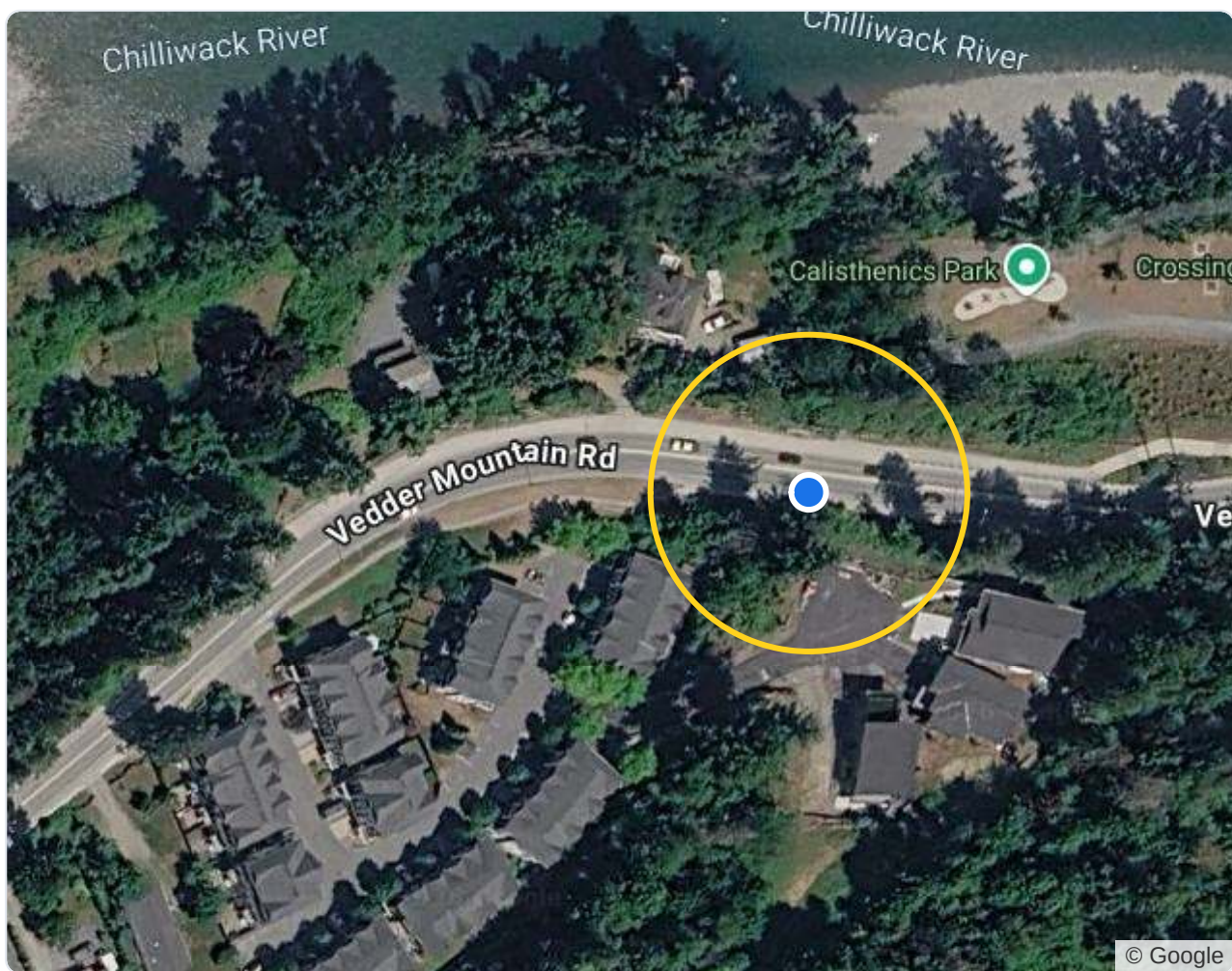
Maintenance Fees Include

✓ Garbage Pickup

✓ Other

✓ Management

Location



Les Twarog

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