

BUILDING BROCHURE

VIBE - 45559 YALE BUILDING

45559 Yale Rd. · Chilliwack, BC V2P 0B1 · Chilliwack W Young-Well



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13 FOR SALE
FROM \$244,900

6 SOLD · 12 MO
\$290,000-\$354,700


12-MO SOLD TREND
5.7

Unit Mix

1 Bedroom

31 units
619 – 730 sf
from \$244,900

2 Bedroom

62 units
700 – 1,049 sf
from \$290,000

For Sale in Vibe - 45559 Yale Building & Complex

13 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$419,900	2 / 2	991 sf	\$424	209 45567 YALE ROAD
\$399,900	2 / 2	852 sf	\$469	307 45555 YALE ROAD
\$399,000	2 / 2	852 sf	\$468	304 45555 YALE ROAD
\$369,900	2 / 2	851 sf	\$435	103 45561 YALE ROAD
\$359,900	2 / 2	888 sf	\$405	204 45559 YALE ROAD
\$345,900	2 / 2	851 sf	\$406	203 45561 YALE ROAD
\$314,900	2 / 2	857 sf	\$367	408 45561 YALE ROAD
\$314,900	2 / 2	869 sf	\$362	101 45567 YALE ROAD
\$310,000	1 / 1	635 sf	\$488	215 45567 YALE ROAD
\$299,000	1 / 1	724 sf	\$413	402 45559 YALE ROAD

...and 3 more — see all 13 at bcondos.net/45559-yale-rd

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$290,000	1 / 1ba	720 sf	\$403	2026-05-28
\$295,000	2 / 2ba	855 sf	\$345	2026-05-22
\$300,000	2 / 2ba	856 sf	\$350	2026-05-11
\$290,000	2 / 2ba	842 sf	\$344	2026-03-24

Value & Financing

Price Positioning

\$423 /sq ft

Active listings here average **\$423/sf** vs **\$384/sf** across Chilliwack W Young-Well.

10% above area average

Mortgage Snapshot

\$1,173 /mo

Entry price (from) **\$244,900**

20% down payment **\$48,980**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2008	LEVELS 4	SUITES 220	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2854	DEVELOPER Rempel Development Group Ltd

Overview

Vibe - 45559 Yale Road Chilliwack, BC V2P 0B1, BCS2854 - Located on Yale Road West and Airport Road in the desirable neighbourhood of W Young-Well in Chilliwack. This is a central location that is close to public transit, Cottonwood mall, Shoppers Drug Mart, Safeway, restaurants, Leisure Centre, Heritage Park, Chilliwack General Hospital, University College of the Fraser Valley, secondary and elementary schools, recreation and much more! Direct access to highways allows an easy commute to surrounding destinations including Langley, Abbotsford and Surrey.

Vibe is a four storey building that offers 220 luxury condos that were quality built by Rempel Development Group in 2008. Interiors are beautifully designed with a choice of two colour schemes by Creative DesignWorks, electric baseboard heating, contemporary 1" horizontal Venetian blinds on all windows, 36 oz stain resistant carpeting, Decora style rocker light switches, doubled paneled door at front entrance and a spacious ground floor patio or balcony that are great for relaxing. Gourmet kitchens feature porcelain tile flooring, handset tile backsplash, a breakfast bar, energy efficient appliances by Frigidaire, flat panel laminate cabinetry with stainless steel pulls, a microwave range hood fan, a rollout bank of drawers, a double stainless steel sink with an in-sink disposal and a chrome single lever with a vegetable sprayer. Elegant bathroom feature a full size vanity mirror with a designer light bar, tapered flat panel cabinetry in white, deep soaker tub or shower in ensuite with handset ceramic tile and a ceramic china basin with a chrome faucet. Optional features include crown mouldings, an electric fireplace with a custom wood mantle surround, stainless steel appliances, an in-suite security system, hardwood laminate plank flooring, stacking washer and dryer, granite countertops in kitchens and bathrooms and handset ceramic tile flooring in bathrooms.

Vibe is a professionally maintained building with quality finishing, details and impressive architecture by Focus Architecture Inc that have a 2-5-10 Home Warranty Program. Exteriors include multi-paned windows, inner courtyard gardens with seating areas, tree lined walkways, adjoining open greenspace and manicured hedges. Residents can have a piece of mind with security features including hard-wired smoke detectors in every home, a fire sprinkler system, a

solid brass deadbolt lock on entrance doors, an enterphone system at the main entrance so residents can pre-screen visitors and secured underground parking with bright lighting.

This community offers many amenities for residents to enjoy including an exercise studio with cardio machines and free weights, a billiards room with a pool table, a library, a business centre, meeting rooms, a fireplace lounge and a common kitchen with dining areas to host parties. This complex welcomes all ages, is pet friendly and rentals are allowed. This is a mutiple building development that includes 45555, 45559, 45561 and 45567 West Yale Road. Vibe is one of Chilliwack's most sought after urban condo communities where homes offer elegance and comfort suited for every lifestyle - Live at Vibe!

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Recreation Center | |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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