

BUILDING BROCHURE

AMEERA PLACE

45640 Alma Ave. · Sardis, BC V2R 0P8 · Vedder S Watson-Promontory



Scan to view online



1 FOR SALE
FROM \$349,900

1 SOLD · 12 MO
\$363,500–\$363,500



Unit Mix

1 Bedroom

19 units
720 – 828 sf
from \$267,000

2 Bedroom

16 units
1,070 – 1,265 sf
from \$333,000

For Sale in Ameera Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$349,900	1 / 1	720 sf	\$486	301 45640 ALMA AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$363,500	1 / 1ba	737 sf	\$493	2025-09-19
\$525,000	2 / 2ba	1265 sf	\$415	2024-07-09
\$500,000	2 / 2ba	1070 sf	\$467	2024-05-15
\$410,000	1 / 1ba	807 sf	\$508	2024-04-11

Value & Financing

Price Positioning

\$486 /sq ft

Active listings here average **\$486/sf** vs **\$424/sf** across Vedder S Watson-Promontory.

15% above area average

Mortgage Snapshot

\$1,676 /mo

Entry price (from) **\$349,900**

20% down payment **\$69,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2010

LEVELS
4

SUITES
48

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS3616

MANAGEMENT
**Homelife
Advantage Realty
Ltd.**

Overview

Ameera Place - 45640 Alma Street, Chilliwack, BC V2R 0P8, Canada. Strata Plan BCS3616 - located in Vedder S Watson-Promontory area of Sardis. Watson Elementary, Flemings Coner Store, Wanetas Hairloom, Mt Slesse Middle School, Watson Glen Skatepark, Chilliwack Minor Hockey Association, University of the Fraser Valley, Terbara Hair Care, Save On Foods, Shoppers Drug Mart, different banks are in the neighbourhood. If you want to have you dinner out, you can enjoy it at Panago Pizza, Moonlily, Jackson's Stek House, Maru Sushi or Domino's Pizza that are minutes from the Westwind. Short walk to Garrison Village, enjoy the fantastic leisure and retail facility's without paying the Garrison prices! Fish for salmon on the world famous Vedder River or just enjoy trails such as the Rotary Trail along the riverbank. Just ten-minute drive to Cultus Lake and several golf courses within easy reach. This complex is a few minutes from Hwy #1 via Eavans Rd. Ameera Place was built in 2010. It has four levels, frame-wood construction and full rain screen. There are 48 units in strata and in development. The maintenance fee includes garbage pickup, hot awter, gardening and management. One pet is allowed.

Ameera has arrived in Chilliwack, bringing with it stunning views of the Coast Mountains, graciously designed living spaces, the amenities and convenience of blossoming community and the opportunity to enjoy living by nature. The beautiful designed, open spaced, light-filled interiors of each residence offer beautiful vistas visible in every direction. All homes are defined by a comfortably modern look and convey a fresh, dynamic and contemporary lifestyle. Lavish features include Designer selected features, Over-height valued high ceilings, Custom-designed stylish maple shaker cabinetry, Granite countertops, large windows for an abundance of natural light, stainless steel Samsung appliances, energy efficient Low-E double-glazed thermal windows and many more features.

Crossroads are Keith Wilson Rd and Chilliwack Lake Rd

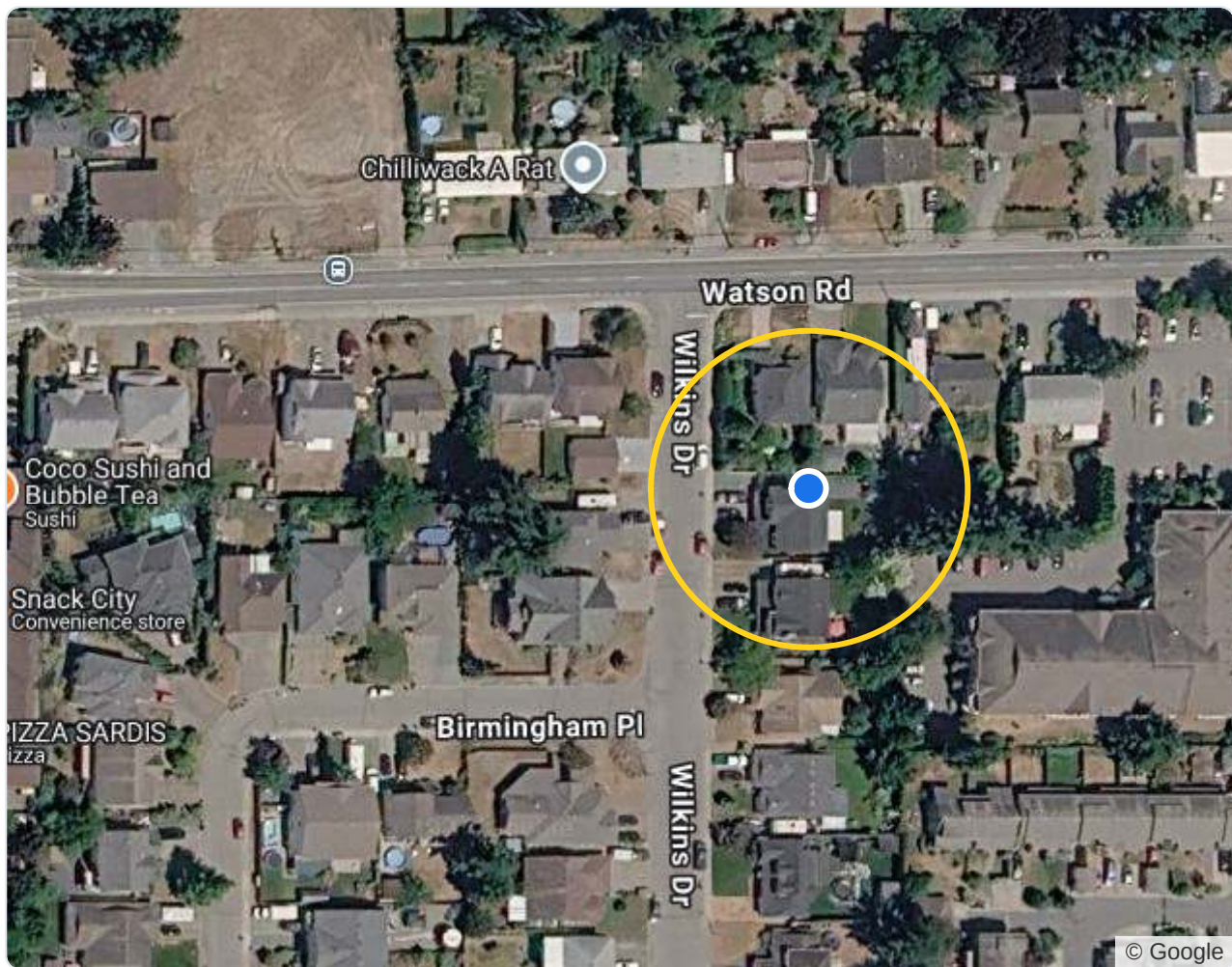
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management

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