

THE DEVONSHIRE

45700 Wellington Ave. · Chilliwack, BC V2P 2E4 · Chilliwack W Young-Well



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3 FOR SALE
FROM \$385,000

2 SOLD · 12 MO
\$282,000–\$405,000



Unit Mix

1 Bedroom

2 units
835 – 835 sf
from \$282,000

2 Bedroom

27 units
1,162 – 1,306 sf
from \$360,000

For Sale in The Devonshire & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$469,900	2 / 2	1243 sf	\$378	304 45700 WELLINGTON AVENUE
\$464,900	2 / 2	1287 sf	\$361	105 45700 WELLINGTON AVENUE
\$385,000	2 / 2	1163 sf	\$331	314 45700 WELLINGTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$282,000	1 / 1ba	835 sf	\$338	2026-05-27
\$405,000	2 / 2ba	1173 sf	\$345	2025-12-16
\$410,000	2 / 2ba	1162 sf	\$353	2024-10-29
\$450,000	2 / 2ba	1195 sf	\$377	2024-09-22

Value & Financing

Price Positioning

\$357 /sq ft

Active listings here average **\$357/sf** vs **\$406/sf** across Chilliwack W Young-Well.

12% below area average

Mortgage Snapshot

\$1,844 /mo

Entry price (from)	\$385,000
20% down payment	\$77,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 4	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1945	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

The Devonshire - 45700 Wellington Avenue Chilliwack, BC V2P 2E4, LMS1945 - Located in the popular neighbourhood of W Young-Well in Chilliwack on Wellington Avenue and Robson Street. This is a convenient location that is close to transit, restaurants, Safeway, Shoppers Drug Mart, medical services, Chilliwack General Hospital, recreation, the Regional Library, Leisure Centre,

schools at all levels, Salish Park and more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Langley and downtown Vancouver. The Devonshire is four levels and offers 48 luxury homes built in 1995 that are professionally managed by Homelife 604-858-1915. Most homes feature spacious living areas, 9' ceilings, plenty of windows, large bedrooms, glass shower and soaker tub in ensuite, a generous amount of kitchen cabinets, a separate laundry room, cozy gas fireplaces and a beautifully tiled foyer with curvature walls. Residents have oversized private balconies that overlook tranquil greenspace of Edwards Park and gorgeous mountain views can be seen from most units. The Devonshire is a well maintained building with unique features including a indoor courtyard with a lovely statue water fountain and a solarium with flowers and plants. Other features include elevators, secured underground parking, storage lockers, visitor parking, a library, recreation centre, exercise room, workshop and a guest suite. This community welcomes all ages, is pet friendly and rentals are allowed with restrictions. The Devonshire offers luxury condo living suited for every lifestyle - Live here!

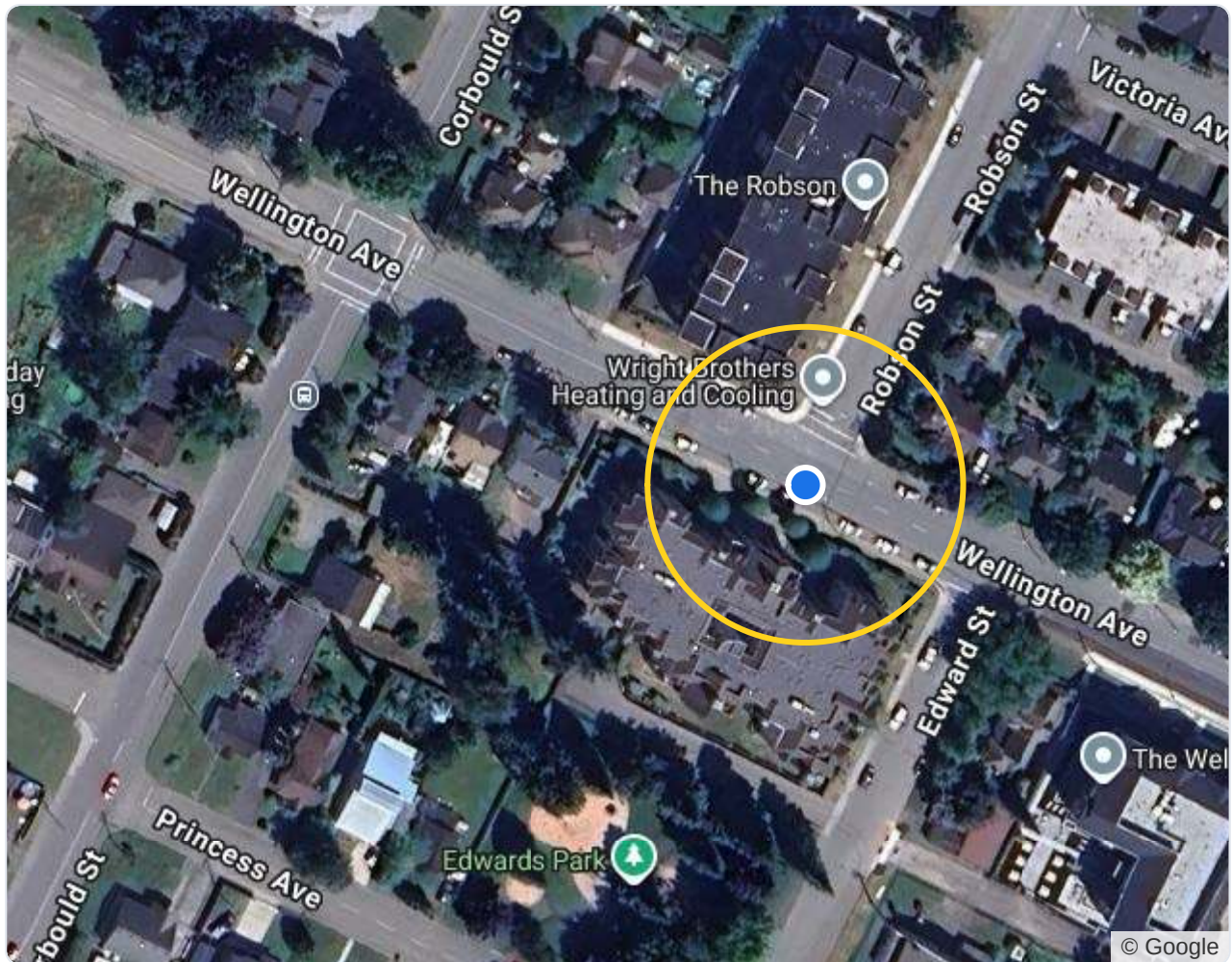
Amenities & Features

- ✓ Guest Suite
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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