

HIGGINSON VILLAS

45752 Stevenson Rd. · Chilliwack, BC V2R 5Y6 · Sardis East Vedder Rd



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1 FOR SALE
FROM \$824,900

2 SOLD · 12 MO
\$810,000–\$810,000



Unit Mix

1 Bedroom

1 unit
2,784 – 2,784 sf
from \$700,000

2 Bedroom

7 units
1,248 – 3,284 sf
from \$715,000

3 Bedroom

7 units
1,524 – 3,470 sf
from \$610,000

4 Bedroom

1 unit
2,996 – 2,996 sf
from \$840,000

For Sale in Higginson Villas & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$824,900	2 / 3	2384 sf	\$346	28 45752 STEVENSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$810,000	3 / 3ba	2823 sf	\$287	2025-10-20
\$810,000	3 / 3ba	2851 sf	\$284	2025-10-11
\$840,000	4 / 3ba	2996 sf	\$280	2025-03-30
\$830,000	2 / 3ba	2702 sf	\$307	2024-12-31

Value & Financing

Price Positioning

\$346 /sq ft

Active listings here average **\$346/sf** vs **\$418/sf** across Sardis East Vedder Rd.

17% below area average

Mortgage Snapshot

\$3,951 /mo

Entry price (from) **\$824,900**

20% down payment **\$164,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 2	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1517	

Overview

Welcome to Higginson Villas. Higginson Villas is a 45-home strata residence located at 45752 Stevenson Road in Chilliwack, in the Sardis East Vedder Rd neighbourhood. Completed in 2006, it is registered under Strata Plan BCS1517 and held as Freehold Strata. It sits near the intersection of Stevenson Road & Vedder Road.

Residents enjoy an array of amenities including wheelchair access, independent living, garden and storage, garage single guest front access garage door opener parking and forced air / natural gas heating.

Set in Sardis East Vedder Rd, Chilliwack, Higginson Villas offers independent living, adult oriented, gated, shopping, garden, a central location, cleared and near golf course nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

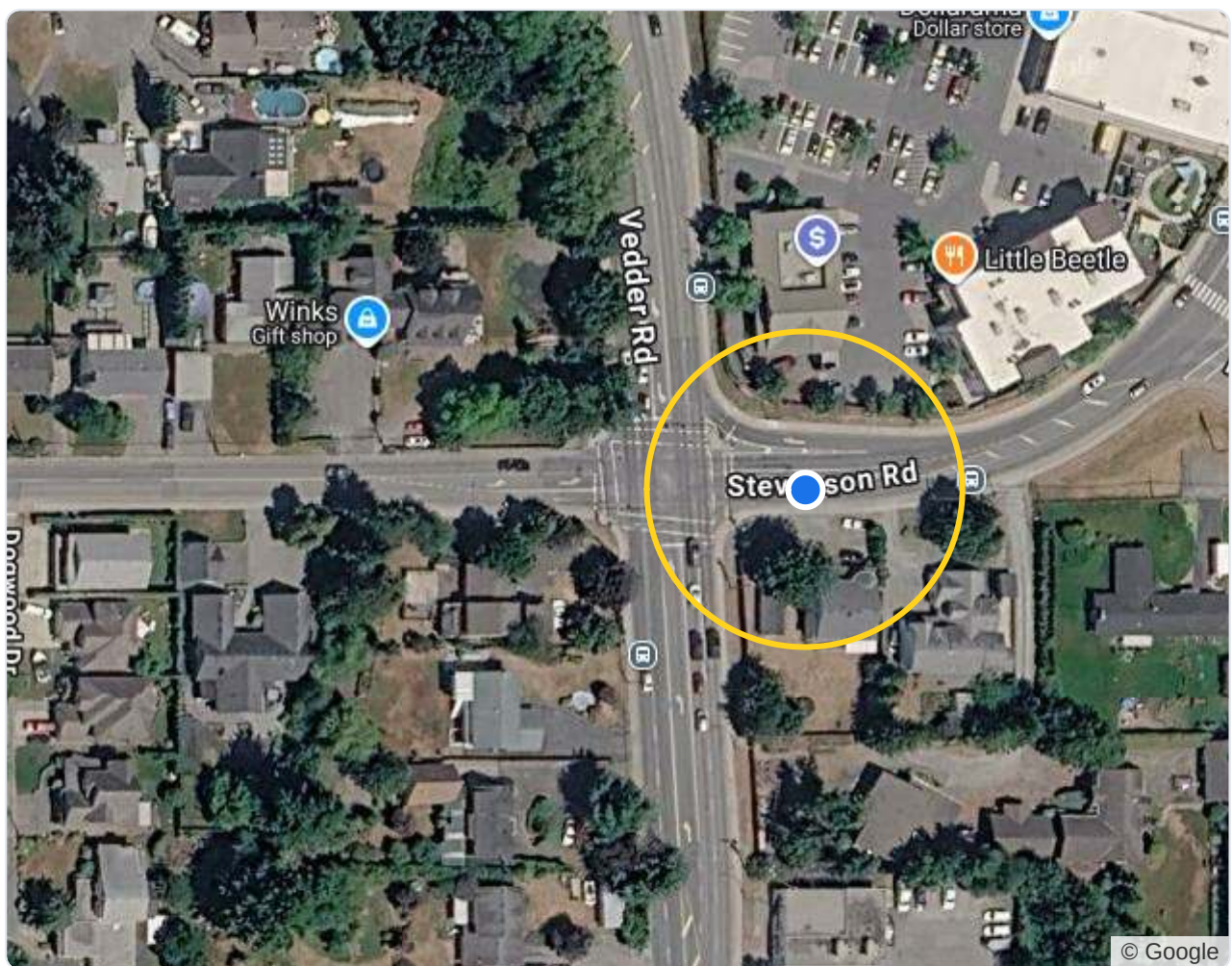
Amenities & Features

- ✓ Wheelchair Access
- ✓ Garden
- ✓ Independent Living
- ✓ Storage

Maintenance Fees Include

- ✓ Management
- ✓ Sewer
- ✓ Snow Removal
- ✓ Water

Location



Les Twarog

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