

BUILDING BROCHURE

PARK RIDGE - 45761 STEVENSON BUILDING

45761 Stevenson Rd. · Chilliwack, BC V2R 0Y7 · Sardis East Vedder Rd



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2 FOR SALE
FROM \$415,000

2 SOLD · 12 MO
\$390,000-\$400,000



Unit Mix

1 Bedroom

23 units
599 – 1,006 sf
from \$360,000

2 Bedroom

28 units
868 – 1,315 sf
from \$390,000

For Sale in Park Ridge - 45761 Stevenson Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,000	1 / 1	700 sf	\$613	102 45761 STEVENSON ROAD
\$415,000	1 / 1	737 sf	\$563	302 45761 STEVENSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	737 sf	\$543	2026-07-11
\$390,000	1 / 1ba	599 sf	\$651	2026-02-05
\$425,000	1 / 1ba	737 sf	\$577	2025-08-30
\$579,000	2 / 2ba	1006 sf	\$576	2025-04-30

Value & Financing

Price Positioning

\$588 /sq ft

Active listings here average **\$588/sf** vs **\$418/sf** across Sardis East Vedder Rd.

41% above area average

Mortgage Snapshot

\$1,988 /mo

Entry price (from) **\$415,000**

20% down payment **\$83,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 1	SUITES 60	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3422	

Overview

Welcome to Park Ridge. Park Ridge is a 60-home strata residence located at 45761 Stevenson Road in Chilliwack, in the Sardis East Vedder Rd neighbourhood. Completed in 2016, it is registered under Strata Plan EPS3422 and held as Freehold Strata. It sits near the intersection of Stevenson Road & Vedder Road.

Residents enjoy an array of amenities including elevator, exercise centre, guest suite and in-suite laundry, garage underground visitor parking parking and baseboard / electric heating.

Set in Sardis East Vedder Rd, Chilliwack, Park Ridge offers a central location, golf course, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

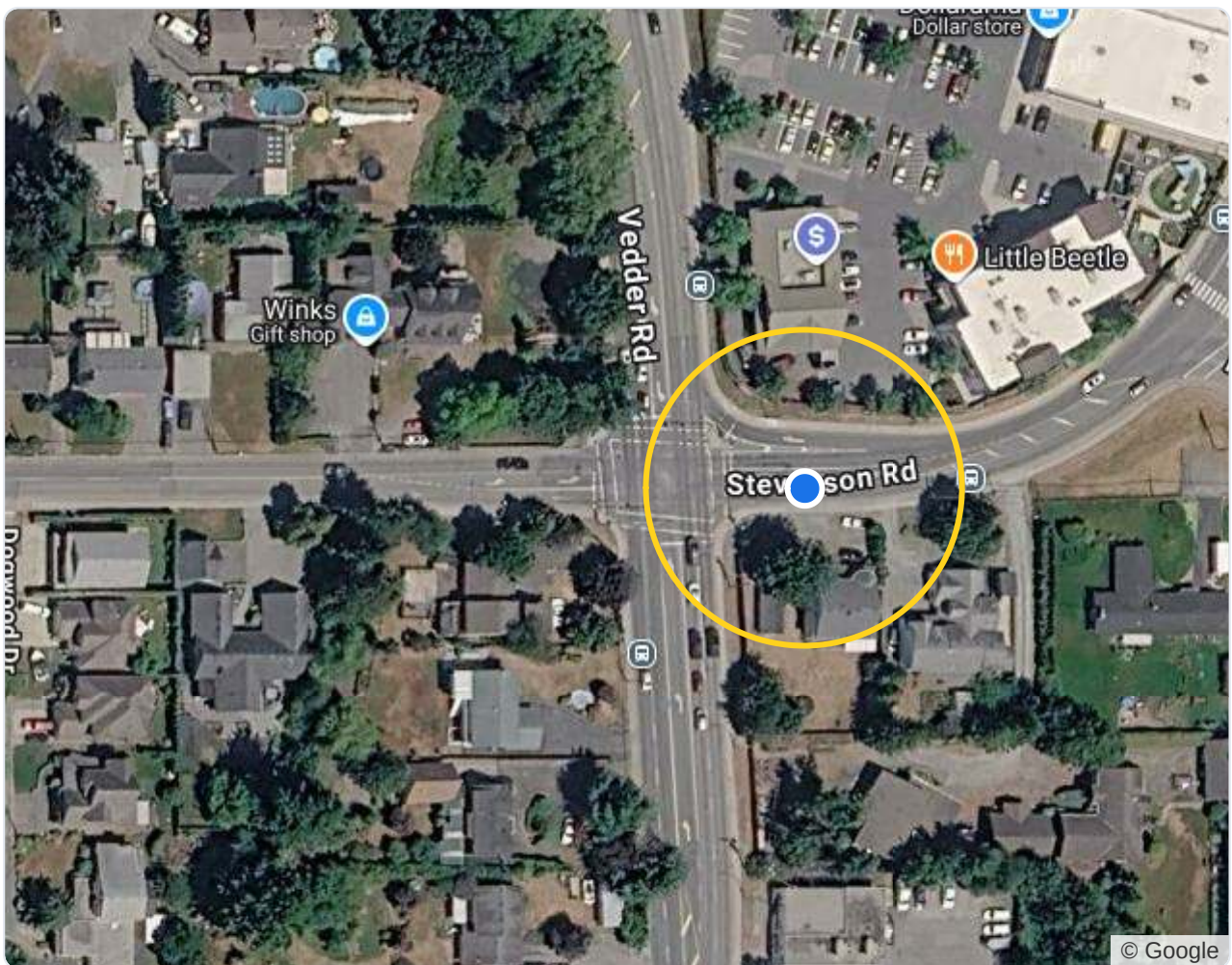
Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
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