

BUILDING BROCHURE

CHILLIWACK/WEST - 45875 CHEAM BUILDING

45875 Cheam Ave. · Chilliwack, BC V2P 1N7 · Chilliwack W Young-Well



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1 FOR SALE
FROM \$349,880

12-MO SOLD TREND
43.8

Unit Mix

2 Bedroom

5 units
1,004 – 1,177 sf
from \$240,000

3 Bedroom

1 unit
1,215 – 1,215 sf
from \$385,000

For Sale in Chilliwack/West - 45875 Cheam Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$349,880	2 / 1	1130 sf	\$310	203 45875 CHEAM AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$345,000	2 / 1ba	1177 sf	\$293	2025-03-23
\$385,000	3 / 2ba	1215 sf	\$317	2024-04-23
\$369,125	2 / 1ba	1004 sf	\$368	2023-08-17
\$251,800	2 / 1ba	1176 sf	\$214	2021-05-20

Value & Financing

Price Positioning

\$310 /sq ft

Active listings here average **\$310/sf** vs **\$405/sf** across Chilliwack W Young-Well.

23% below area average

Mortgage Snapshot

\$1,676 /mo

Entry price (from)	\$349,880
20% down payment	\$69,976
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1980	LEVELS 2	SUITES 12	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1350	MANAGEMENT Confidential

Overview

45875 Cheam Avenue Chilliwack, BC V2P 4R6, Canada NWS1350 - Located on Cheam Avenue and Birch Street in the convenient neighbourhood of Chilliwack. This complex offers 12 lovely townhomes built in 1980 that are self-managed. Most units feature one or two levels, in-suite laundry, expansive windows to brighten living spaces, large balconies, cozy fireplaces, carports, views of Salish Park with its parkland and water features. This is a well maintained complex with recent updates including new vinyl siding. Other complex features include wheelchair access, storage, visitor parking and is a secluded location as it backs onto Salish Park. This is a prime location that is close bus stops, Safeway, Broadway Market, restaurants, shopping, coffee shops,

Chilliwack General Hospital, entertainment, recreation, Chilliwack Airport, schools at all levels, Fraser Valley Regional Library, University College of the Fraser Valley and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. This townhome community is adult oriented and offers comfortable townhomes living in a quiet neighbourhood in Chilliwack - Live here today!

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening
✓ Snow Removal

Location





Les Twarog

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