

BUILDING BROCHURE

CEDAR COURT - 45882 CHEAM BUILDING

45882 Cheam Ave. · Chilliwack, BC V2P 1N6 · Chilliwack W Young-Well



1 FOR SALE
FROM \$269,880

1 SOLD · 12 MO
\$210,000–\$210,000



Unit Mix

1 Bedroom
11 units
567 – 601 sf
from \$185,000

For Sale in Cedar Court - 45882 Cheam Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$269,880	1 / 1	588 sf	\$459	3 45882 CHEAM AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$210,000	1 / 1ba	588 sf	\$357	2025-10-09
\$270,000	1 / 1ba	588 sf	\$459	2025-02-04
\$275,000	1 / 1ba	596 sf	\$461	2024-03-18
\$275,000	1 / 1ba	596 sf	\$461	2023-07-09

Value & Financing

Price Positioning

\$459 /sq ft

Active listings here average **\$459/sf** vs **\$405/sf** across Chilliwack W Young-Well.

13% above area average

Mortgage Snapshot

\$1,293 /mo

Entry price (from)	\$269,880
20% down payment	\$53,976
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1986	LEVELS 2	SUITES 13	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2248	MANAGEMENT Steadfast Properties Ltd.

Overview

Cedar Court - 45882 Cheam Avenue Chilliwack, BC V2P 1N7, Canada. Strata Plan NWS2248 - Located on Cheam Avenue and Birch Street in the convenient W Young-Well neighbourhood of Chilliwack. Cedar Court offers 13 unique townhomes built in 1986 that are professionally managed. Most units feature two levels, open concept floor plans, private fenced yards and outdoor parking right outside your door. This is a well maintained complex that offers visitor parking and shared laundry facilities. Cedar Court is located across from Salish Park and just minutes away from transit, Safeway, Fraser Valley Regional Library, restaurants, shopping, coffee shops, Chilliwack

Museum & Archive, Chilliwack General Hospital, Chilliwack Art & Cultural Centre, Broadway Supermarket, elementary and secondary schools, University College of the Fraser Valley, recreation and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Cedar Court offers comfortable townhome living in a convenient neighbourhood in Chilliwack - Live here!

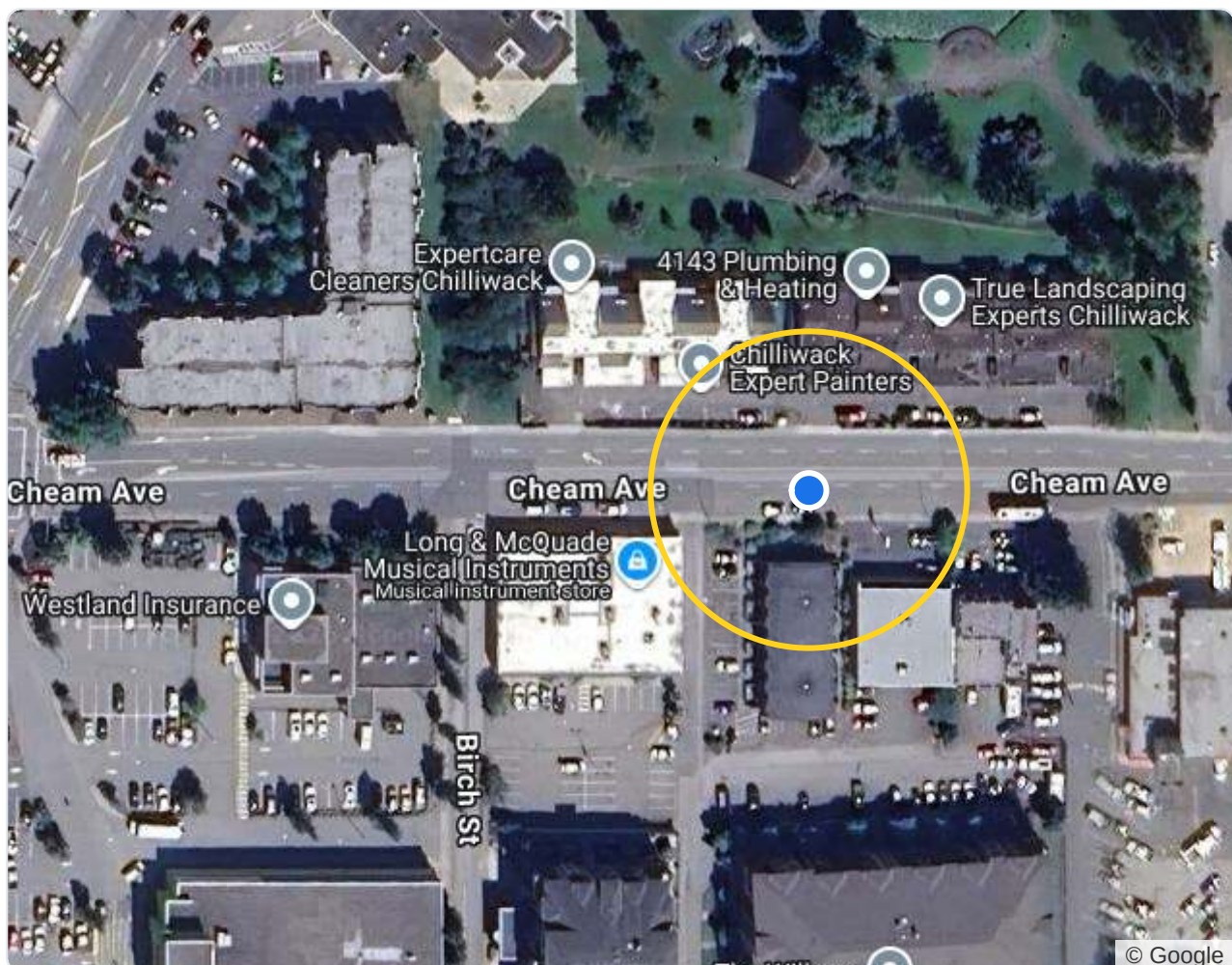
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Other

Location





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scan or call