

BUILDING BROCHURE

CHILLIWACK/WEST - 45915 CHEAM BUILDING

45915 Cheam Ave. · Chilliwack, BC V2P 1N7 · Chilliwack W Young-Well



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2 FOR SALE
FROM \$409,900

1 SOLD · 12 MO
\$403,000–\$403,000



Unit Mix

2 Bedroom

13 units
1,026 – 1,176 sf
from \$170,000

3 Bedroom

3 units
1,228 – 1,332 sf
from \$399,900

For Sale in Chilliwack/West - 45915 Cheam Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$414,000	2 / 1	1129 sf	\$367	6 45915 CHEAM AVENUE
\$409,900	2 / 1	1176 sf	\$349	10 45915 CHEAM AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$403,000	3 / 2ba	1291 sf	\$312	2026-02-20
\$430,000	3 / 2ba	1228 sf	\$350	2025-03-12
\$399,900	3 / 2ba	1332 sf	\$300	2024-11-21
\$350,000	2 / 1ba	1129 sf	\$310	2024-07-09

Value & Financing

Price Positioning

\$358 /sq ft

Active listings here average **\$358/sf** vs **\$405/sf** across Chilliwack W Young-Well.

12% below area average

Mortgage Snapshot

\$1,963 /mo

Entry price (from)	\$409,900
20% down payment	\$81,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 2	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1696	

Overview

45915 Cheam Avenue Chilliwack, BC V2P 1N7, NWS1696. This complex is located on Cheam Avenue and Young Road in the convenient W Young-Well neighbourhood of Chilliwack. There are 16 lovely townhomes offered that were built in 1982 and are self-managed. Most units feature two levels, open floor plans, vaulted ceilings, cozy fireplaces, in-suite laundry, plenty of oversized windows that allow natural light to brighten living spaces, skylights and large backyards. This is a well maintained complex that offers storage, covered parking for residents, visitor parking, landscaped grounds and backs onto parkland with views of a lake. This is a prime location that is

close to park and just minutes away from bus stops, Chilliwack General Hospital, Chilliwack Art & Cultural Centre, Safeway, restaurants, Fraser Valley Regional Library, Broadway Supermarket, Chilliwack Airport, recreation, entertainment and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. This is an adult oriented community that offers comfortable townhome living in a desirable neighbourhood in Chilliwack!

Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Snow Removal

Location





Les Twarog

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