

BUILDING BROCHURE

THE CHARLESTON - 46021 SECOND BUILDING

46021 Second Ave. · Chilliwack, BC V2P 1S6 · Chilliwack E Young-Yale



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2 FOR SALE
FROM \$399,900

12-MO SOLD TREND
24.4

Unit Mix

2 Bedroom

16 units

953 – 1,108 sf

from \$279,000

3 Bedroom

13 units

1,069 – 1,270 sf

from \$331,600

For Sale in The Charleston - 46021 Second Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$509,900	3 / 2	1225 sf	\$416	410 46021 SECOND AVENUE
\$399,900	2 / 2	1085 sf	\$369	204 46021 SECOND AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$495,000	3 / 2ba	1220 sf	\$406	2025-04-16
\$489,000	3 / 2ba	1250 sf	\$391	2024-10-28
\$407,500	2 / 2ba	1040 sf	\$392	2024-09-22
\$449,000	3 / 2ba	1069 sf	\$420	2024-08-17

Value & Financing

Price Positioning

\$392 /sq ft

Active listings here average **\$392/sf** vs **\$405/sf** across Chilliwack E Young-Yale.

3% below area average

Mortgage Snapshot

\$1,915 /mo

Entry price (from)	\$399,900
20% down payment	\$79,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2008	LEVELS 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2609	MANAGEMENT Ecm Strata Management Ltd.

Overview

The Charleston - 46021 Second Avenue Chilliwack, BC V2P 1S6, BCS2609 - Located in desirable neighbourhood of E Young-Yale on Second Avenue and Young Road. This is a prime location that is close to bus stops, Chilliwack Central Elementary, Middle and Secondary schools, restaurants, Tim Hortons, convenience stores, shopping, Chilliwack General Hospital, Chilliwack Airport, Fraser Valley Regional Library, University College of the Fraser Valley, recreation, entertainment, parks and more. Direct access to major transportation routes including the Trans-Canada Highway,

allows an easy commute to surrounding destinations. The Charleston is a low-rise building that offers four levels and 40 luxury suites built in 2008 that are professionally managed. Most units feature 9' ceilings, open concept floor plans, cozy custom rock finish fireplaces, in-suite laundry, crown mouldings, gourmet kitchens with granite countertops, air conditioning, bay windows, large covered balconies and gorgeous mountain views. This is a well maintained building that offers secure parking for residents, visitor parking, security systems with camera surveillance, elevators and more. This is a great location with condo living suited for the whole family - Live at The Charleston today!

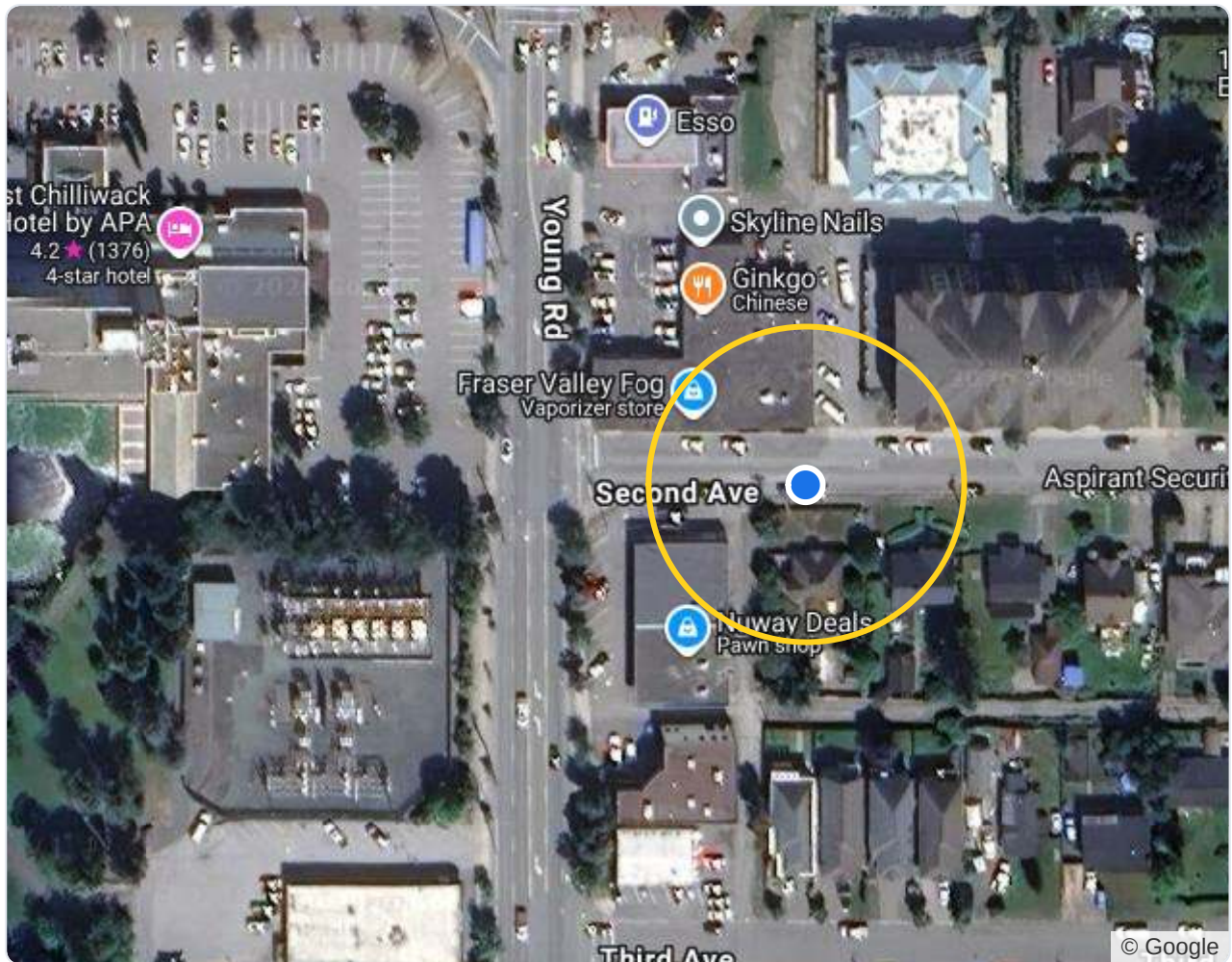
Amenities & Features

- ✓ Elevator

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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