

# HAMLEY ESTATES

46350 Cessna Dr. · Chilliwack, BC V2P 7W3 · Chilliwack E Young-Yale



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**1** FOR SALE  
FROM \$399,900

**1** SOLD · 12 MO  
\$375,000–\$375,000



## Unit Mix

### 2 Bedroom

14 units

1,246 – 1,504 sf

from \$298,000

# For Sale in Hamley Estates & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|-----------|--------------|---------|-------|----------------------|
| \$399,900 | 2 / 2        | 1251 sf | \$320 | 5 46350 CESSNA DRIVE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$375,000  | 2 / 2ba | 1346 sf | \$279 | 2026-05-24 |
| \$470,000  | 2 / 2ba | 1443 sf | \$326 | 2025-07-02 |
| \$468,500  | 2 / 2ba | 1504 sf | \$312 | 2024-05-08 |
| \$424,500  | 2 / 2ba | 1298 sf | \$327 | 2024-05-04 |

## Value & Financing

### Price Positioning

**\$320** /sq ft

Active listings here average **\$320/sf** vs **\$402/sf** across Chilliwack E Young-Yale.

20% 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<br><b>1990</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>32</b>           | CONSTRUCTION<br><b>Frame - Wood</b>             |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS3281</b> | MANAGEMENT<br><b>Ecm Strata Management Ltd.</b> |

## Overview

Hamley Estates -46350 Cessna Drive Chilliwack, BC V2P 7W3, NWS3281. Located on Cessna Drive just off of Airport Road in the convenient E Young-Yale neighbourhood of Chilliwack. Hamley Estates offers 32 luxury townhomes built in 1990 and are professionally managed. Most units feature one or two levels, oversized windows to brighten living spaces, skylights, bay windows, in-suite laundry, cozy fireplaces, private backyards for lower units, large balconies for upper units and gorgeous mountain views. This is a well maintained complex with recent updates including new roofing. Complex features including a clubhouse, workshop, RV parking, covered parking for

residents, ample visitor parking and beautifully landscaped grounds. This is a prime location that is close to transit, Broadway Market, Chilliwack Airport, Chilliwack General Hospital, restaurants, shopping, coffee shops, recreation, parks and more. Direct access to major highways including the Trans-Canada Highway, allows an easy commute to surrounding destinations. This is an adult oriented complex that offers comfortable living for those that are looking for a quiet community in Chilliwack - Live at Hamley Estates!

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## Amenities & Features

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- |                     |           |
|---------------------|-----------|
| ✓ Club House        | ✓ Storage |
| ✓ Workshop Detached |           |

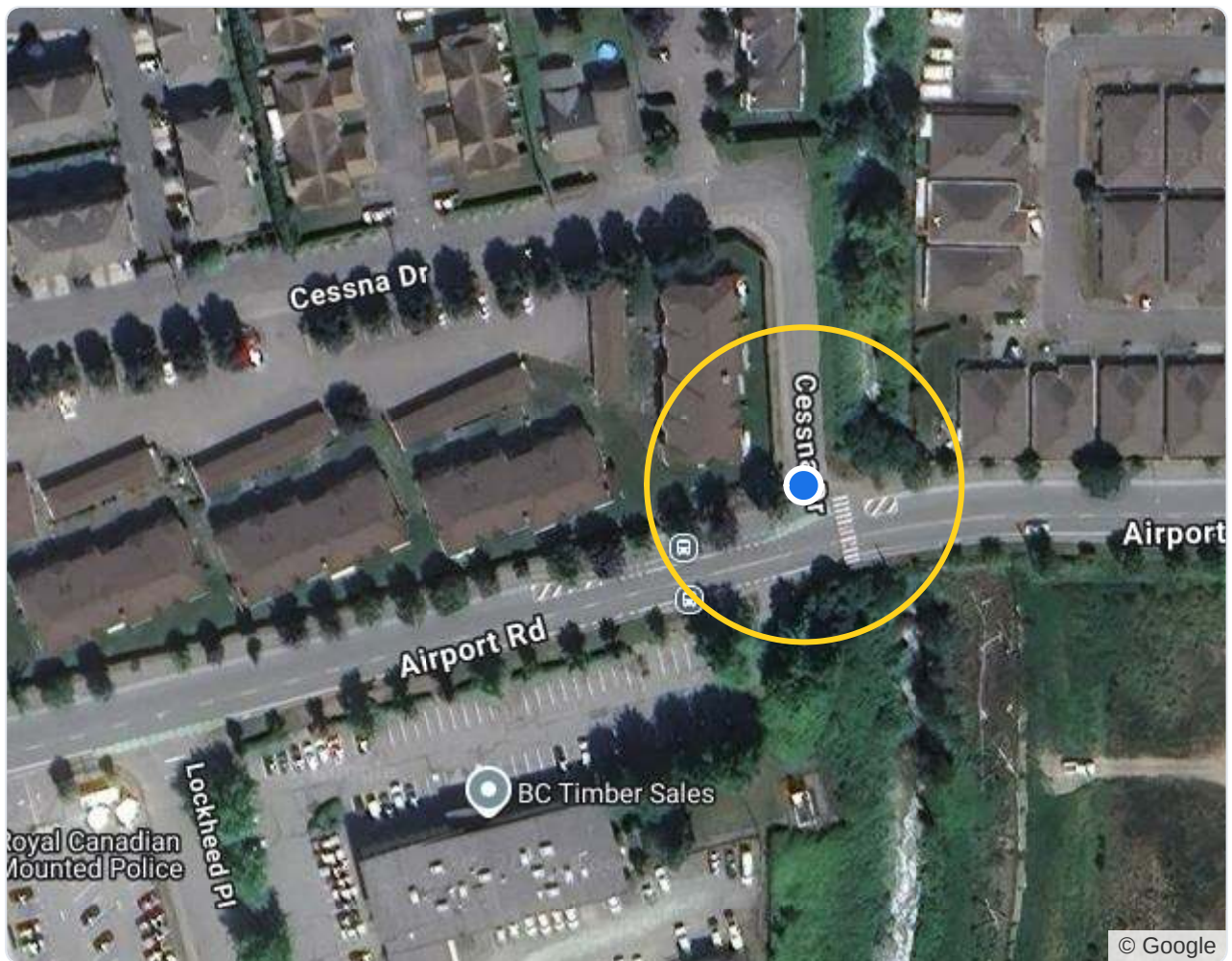
## Maintenance Fees Include

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- |                  |                |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening    |
| ✓ Management     | ✓ Snow Removal |



## Location



### Les Twarog

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