

THE MAPLES - 6450 BLACKWOOD BUILDING

6450 Blackwood Ln. · Chilliwack, BC V2R 1C9 · Sardis West Vedder Rd



1 FOR SALE
FROM \$679,000

1 SOLD · 12 MO
\$675,000-\$675,000



Unit Mix

2 Bedroom

2 units
2,222 – 2,260 sf
from \$640,000

3 Bedroom

12 units
2,182 – 2,641 sf
from \$495,000

4 Bedroom

18 units
2,178 – 3,001 sf
from \$492,500

5 Bedroom

4 units
2,582 – 3,001 sf
from \$677,900

6 Bedroom

1 unit
2,839 – 2,839 sf
from \$663,000

For Sale in The Maples - 6450 Blackwood Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$679,000	4 / 4	2474 sf	\$274	39 6450 BLACKWOOD LANE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	3 / 3ba	2387 sf	\$283	2026-04-12
\$740,000	4 / 4ba	2907 sf	\$255	2025-08-29
\$722,500	4 / 3ba	2593 sf	\$279	2025-06-20
\$715,000	4 / 3ba	2288 sf	\$313	2025-05-30

Value & Financing

Price Positioning

\$274 /sq ft

Active listings here average **\$274/sf** vs **\$431/sf** across Sardis West Vedder Rd.

36% below area average

Mortgage Snapshot

\$3,252 /mo

Entry price (from)	\$679,000
20% down payment	\$135,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 3	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1586	

Overview

The Maples - 6450 Blackwood Ln, Chilliwack, BC V2R 1C9, Canada. Strata Plan BCS1586 - located in Sardis West Vedder Rd area of Sardis, steps to Vedder Middle School and Sardis Secondary. The Maples is close to Kinkora Golf Course, bank, Save-on-Foods, Shoppers Drug Mart, Pharmasave at Vedder Crossing. Sardis Elementary School, Graham Middle School and Chilliwack School are in the neighbourhood. Easy access to Trans-Canada Hwy1 along Vedder Road. This complex was built in 2005. It has frame-wood construction and full rain screen. There are 46 townhouses of two levels complex with full basement in each unit and gas hookup for BBQ. The maintenance fee includes garbage pickup, gardening and management. Most homes feature

large bedrooms, gas fireplace, double garage, crown moulding and visitor parking, granite countertops, air conditioning, deck, walk-in closet, private fenced yard and a lot of storage. Some homes have beautiful mountain views. Two pets are allowed. Rentals are permitted.

Crossroads are South Sumas Road and Vedder Road.

Amenities & Features

✓ None

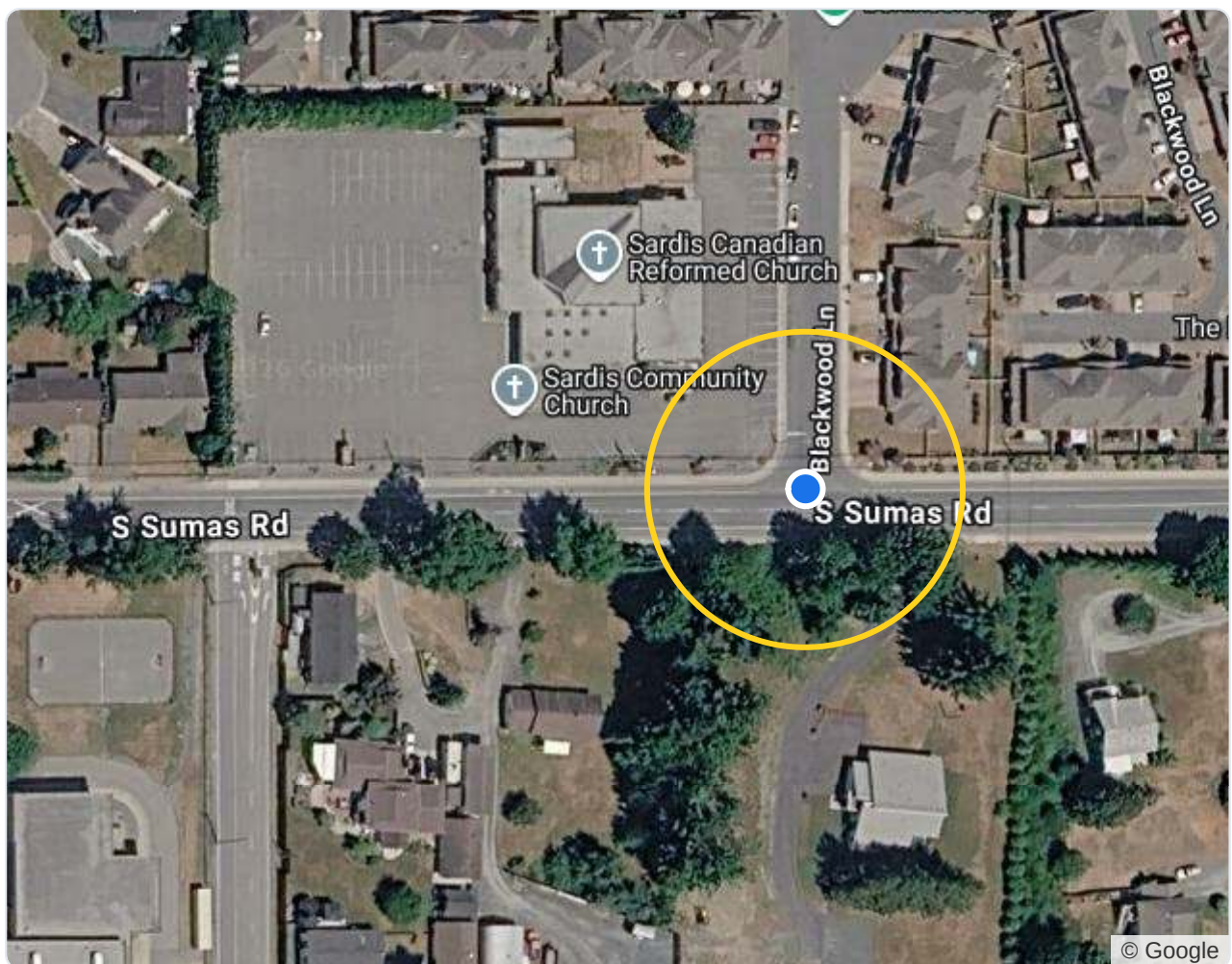
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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scan or call