

BUILDING BROCHURE

BEACON DOWNS

8533 Broadway St. · Chilliwack, BC V2P 5V4 · Chilliwack E Young-Yale



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2 FOR SALE
FROM \$398,000

2 SOLD · 12 MO
\$409,000–\$450,000



Unit Mix

2 Bedroom

19 units

1,293 – 1,659 sf

from \$345,000

For Sale in Beacon Downs & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$509,000	2 / 2	1659 sf	\$307	16 8533 BROADWAY STREET
\$398,000	2 / 2	1355 sf	\$294	12 8533 BROADWAY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$409,000	2 / 2ba	1512 sf	\$271	2026-08-06
\$450,000	2 / 2ba	1536 sf	\$293	2025-09-19
\$480,000	2 / 2ba	1293 sf	\$371	2025-02-21
\$414,500	2 / 2ba	1315 sf	\$315	2024-11-27

Value & Financing

Price Positioning

\$300 /sq ft

Active listings here average **\$300/sf** vs **\$396/sf** across Chilliwack E Young-Yale.

24% below area average

Mortgage Snapshot

\$1,906 /mo

Entry price (from) **\$398,000**

20% down payment **\$79,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 2	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS574	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

Beacon Downes - 8533 Broadway Chilliwack, BC V2P 5V4, LMS574. Located on Airport Road and Broadway Street in the convenient E Young-Yale neighbourhood of Chilliwack. Beacon Downes offers 48 luxury townhomes built in 1994 that are well maintained and professionally managed. Most homes feature two levels, open floor plans, cozy fireplaces, in-suite laundry, bay windows, extra windows to brighten living areas, large balconies, skylights, mountain views and private

backyards with patio areas. This is a well maintained complex that features a clubhouse, bike room, storage, a common detached workshop, RV parking, visitor parking and landscaped grounds. This is a prime location just minutes away from transit, shopping, Broadway Supermarket, restaurants, coffee shops, recreation, Chilliwack Airport, AD Rundle Middle School, Vancouver Career College, Robertson Elementary, recreation, Chilliwack General Hospital 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 townhomes living - Live at Beacon Downs!

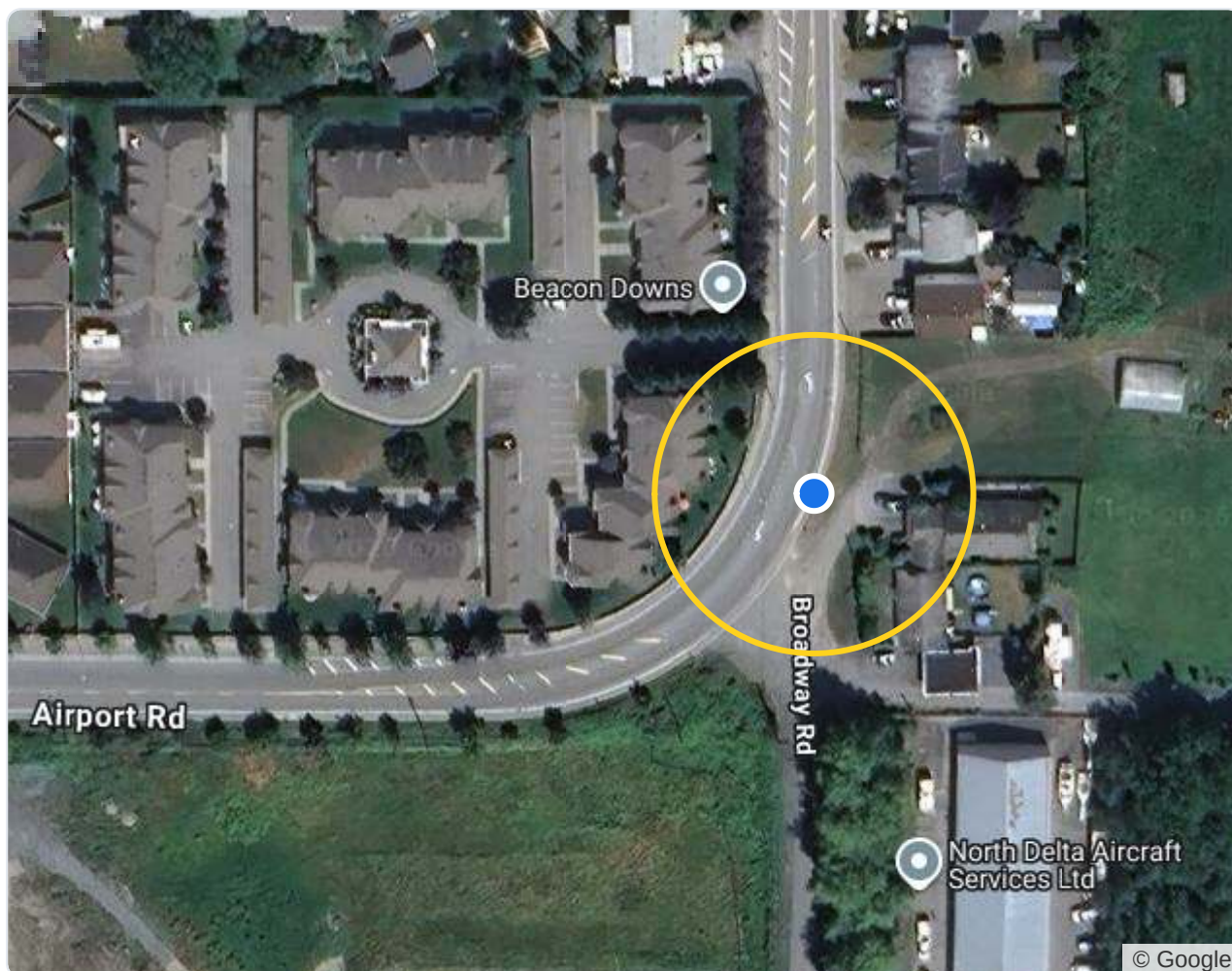
Amenities & Features

- ✓ Bike Room
- ✓ Club House
- ✓ Workshop Detached

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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