

BUILDING BROCHURE

LOMBARDY LANE

9175 Edward St. · Chilliwack, BC V2P 4C5 · Chilliwack W Young-Well



Scan to view online



3 FOR SALE
FROM \$299,900

12-MO SOLD TREND
70.1

Unit Mix

2 Bedroom

14 units

1,098 – 1,398 sf

from \$143,000

For Sale in Lombardy Lane & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$339,900	2 / 1	1147 sf	\$296	301 9175 EDWARD STREET
\$334,500	2 / 2	1398 sf	\$239	401 9175 EDWARD STREET
\$299,900	2 / 1	1129 sf	\$266	204 9175 EDWARD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$296,000	2 / 1ba	1101 sf	\$269	2025-07-09
\$245,000	2 / 1ba	1147 sf	\$214	2025-03-18
\$315,000	2 / 1ba	1098 sf	\$287	2024-06-07
\$300,000	2 / 2ba	1375 sf	\$218	2023-03-11

Value & Financing

Price Positioning

\$267 /sq ft

Active listings here average **\$267/sf** vs **\$406/sf** across Chilliwack W Young-Well.

34% below area average

Mortgage Snapshot

\$1,436 /mo

Entry price (from)	\$299,900
20% down payment	\$59,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1987	LEVELS 4	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2594	

Overview

Lombardy Lane - 9175 Edward Street Chilliwack, BC V2P 4C6, NWS2594. Lombardy Lane is located on Edward Street and Brett Avenue in the convenient W Young-Well neighbourhood of Chilliwack. Built in 1987, Lombardy Lane is a low-rise building with 4 levels and contains 21 homes that are professionally managed. Most homes feature cozy gas fireplaces, in-suite laundry, extra storage and private balconies. This is a well maintained building with recent updates including new

exterior siding, vinyl windows and a new roof. Building features including elevators, a recreation centre, detached workshop, secured parking and visitor parking. Lombardy Lane is located minutes away from transit, restaurants, shopping, coffee shops, Chilliwack Airport, Broadway Supermarket, Paramount Theatre Chilliwack, Chilliwack General Hospital, Fraser Valley Regional Library, recreation, parks and more! Direct access to major highways including the Trans-Canada Highway, allows an easy access to surrounding destinations. Lombardy Lane is an adult oriented community that is offers comfortable condo living in a quiet neighbourhood in Chilliwack.

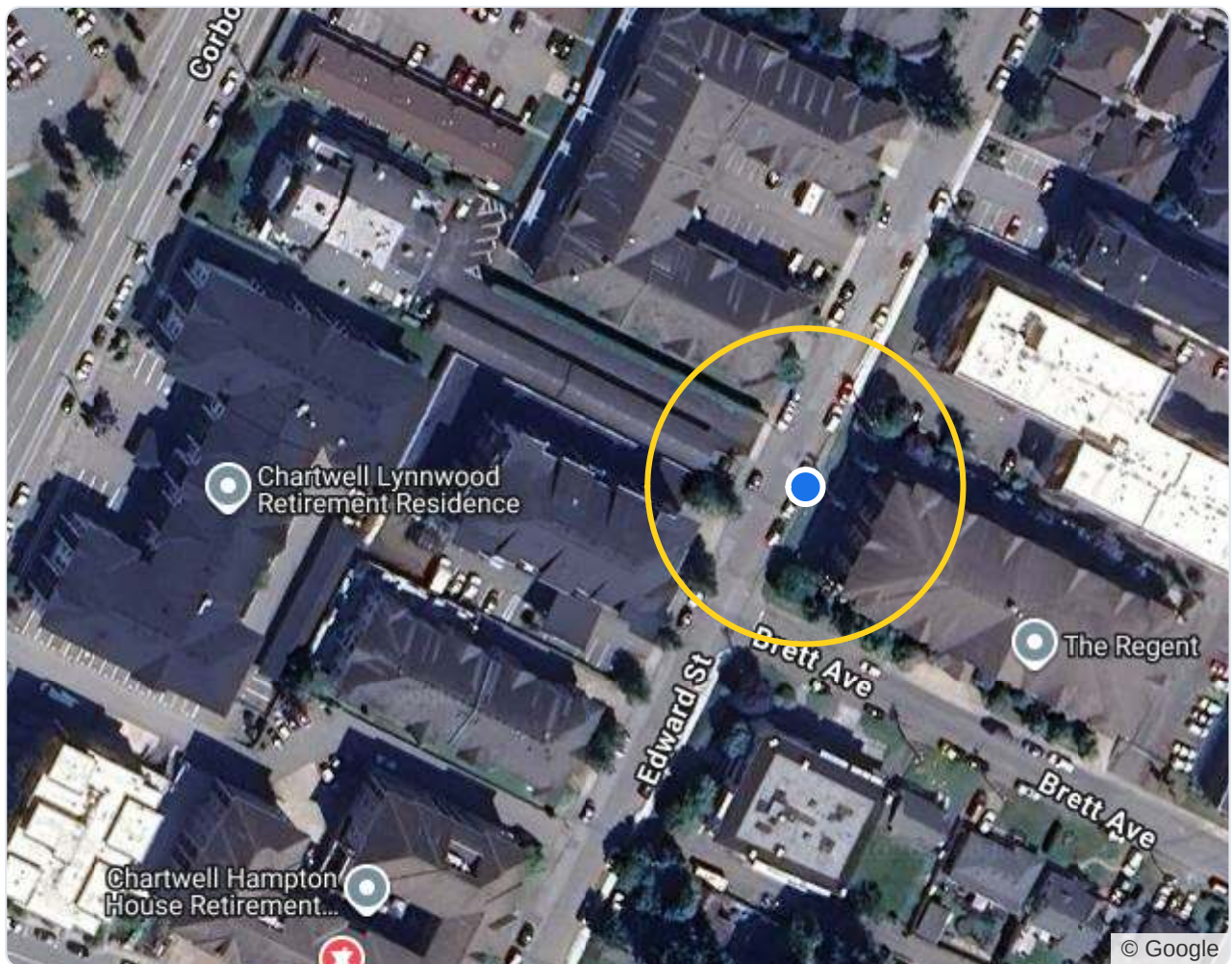
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Workshop Detached |

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

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