

BUILDING BROCHURE

FIRST PARK AVE

46000 First Ave. · Chilliwack, BC V2P 1W1 · Chilliwack E Young-Yale



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2 FOR SALE
FROM \$369,900



Unit Mix

2 Bedroom

19 units

969 – 1,298 sf

from \$224,000

For Sale in First Park Ave & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$379,900	2 / 2	1055 sf	\$360	204 46000 FIRST AVENUE
\$369,900	2 / 2	1011 sf	\$366	102 46000 FIRST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$370,000	2 / 2ba	970 sf	\$381	2025-04-26
\$335,000	2 / 2ba	969 sf	\$346	2025-02-28
\$395,999	2 / 2ba	1063 sf	\$373	2024-12-21
\$389,999	2 / 2ba	1037 sf	\$376	2024-08-31

Value & Financing

Price Positioning

\$363 /sq ft

Active listings here average **\$363/sf** vs **\$406/sf** across Chilliwack E Young-Yale.

11% below area average

Mortgage Snapshot

\$1,772 /mo

Entry price (from)	\$369,900
20% down payment	\$73,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 3	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS563	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

Park Avenue - 46000 1 Avenue Chilliwack, BC V2P 1W2, LMS563. This building is located on 1st Avenue and Young Road in the convenient E Young-Yale neighbourhood of Chilliwack. Park Avenue is a low-rise building that offer three levels with 20 beautiful suites built in 1992 that are professionally managed. Most units feature spacious open concept floor plans, in-suite laundry, cozy fireplaces, vaulted ceilings, extra storage, plenty of windows to brighten living spaces,

skylights in upper units and private balconies that boast gorgeous mountain views. This is a well maintained building that offers secure underground parking, storage lockers, a recreation room, elevators, wheelchair access, visitor parking, manicured gardens and more. Park Avenue is located just minutes away from Broadway Supermarket, Paramount Theatre Chilliwack, bus stops, restaurants, coffee shops, Chilliwack General Hospital, Fraser Valley Regional Library, recreation, parks, entertainment and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Park Avenue is an adult oriented community that offers comfortable condo living in a quiet neighbourhood in Chilliwack!

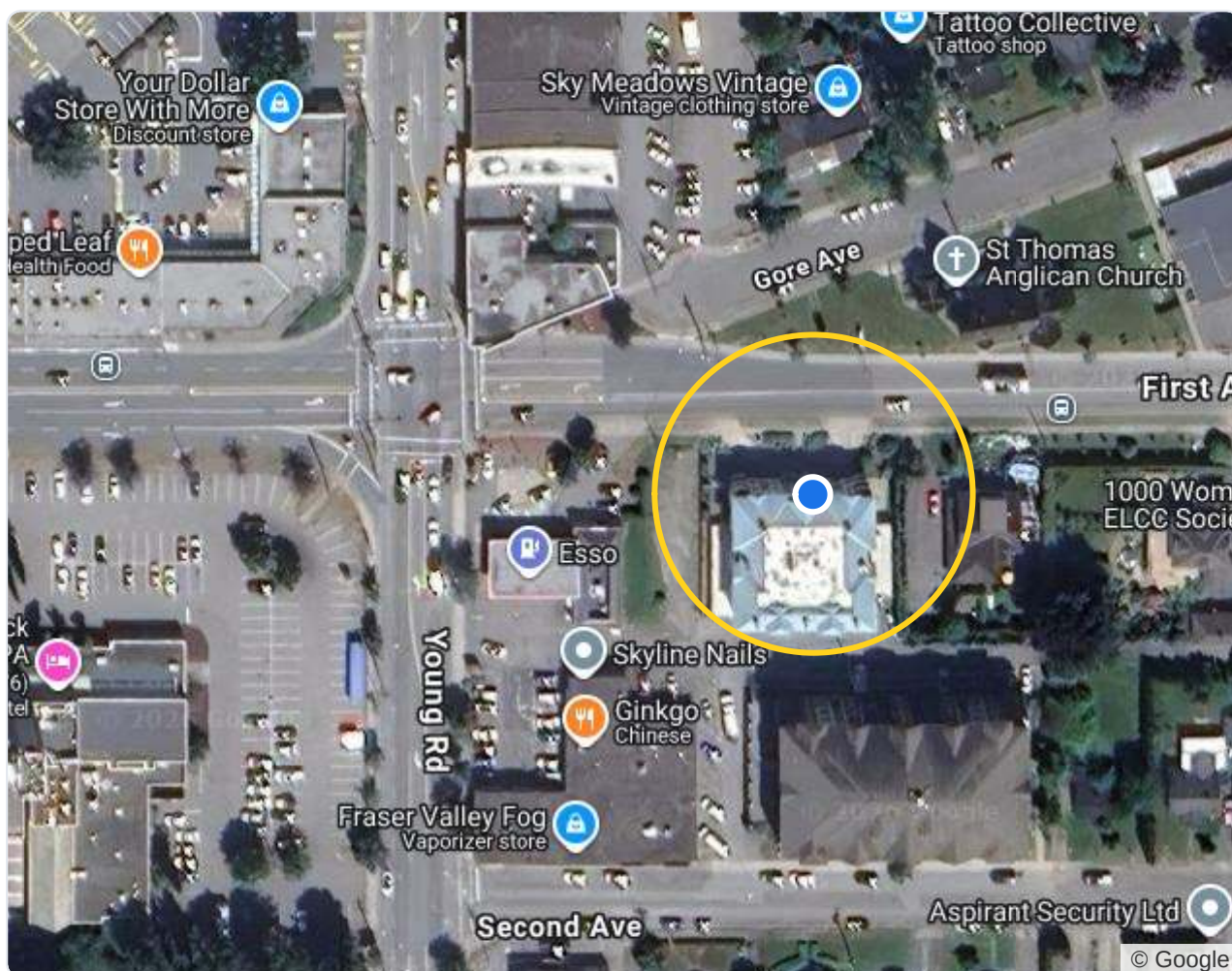
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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