

BUILDING BROCHURE

EDEN PARK

8881 Walters St. · Chilliwack, BC V2P 8E9 · Chilliwack E Young-Yale



Scan to view online



4 FOR SALE
FROM \$550,000

5 SOLD · 12 MO
\$515,000–\$612,500



Unit Mix

3 Bedroom

27 units
1,437 – 2,177 sf
from \$381,500

4 Bedroom

15 units
1,658 – 2,169 sf
from \$390,900

5 Bedroom

11 units
1,763 – 1,986 sf
from \$564,900

For Sale in Eden Park & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	3 / 3	2118 sf	\$307	77 8881 WALTERS STREET
\$629,999	5 / 3	1957 sf	\$322	35 8881 WALTERS STREET
\$564,900	5 / 3	1763 sf	\$320	79 8881 WALTERS STREET
\$550,000	3 / 3	1668 sf	\$330	85 8881 WALTERS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$612,500	5 / 3ba	1980 sf	\$309	2026-06-15
\$610,000	4 / 3ba	2113 sf	\$289	2026-02-20
\$515,000	3 / 3ba	1437 sf	\$358	2025-11-12
\$565,000	3 / 3ba	1546 sf	\$365	2025-10-17

Value & Financing

Price Positioning

\$320 /sq ft

Active listings here average **\$320/sf** vs **\$407/sf** across Chilliwack E Young-Yale.

21% below area average

Mortgage Snapshot

\$2,634 /mo

Entry price (from) **\$550,000**

20% down payment **\$110,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 3	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS527	MANAGEMENT Associa

Overview

Eden Park - 8881 Walters Street Chilliwack, BC V2P 8E9, BCS527 - Located in the sought after area of Young-Yale in East Chilliwack on Walters Street and Chilliwack Central Road. This is a convenient location that is within minutes from transit, restaurants, schools at all levels, Safeway, Shoppers Drug Mart, recreation, parks and more! Direct access to highways allows an easy

commute to Abbotsford, Langley, downtown Vancouver and other surrounding destinations. Eden Park offers 88 beautiful townhomes built in 2004 that are professionally managed by Teamwork 604-854-1734. Most homes feature three levels, laminate floors, vaulted ceilings, rock fireplace, oversized pantry, island or breakfast bar in kitchen, skylights and balconies where mountain views can be seen from most units. Residents have a private fully fenced backyard with a patio area, double or single garages with remote access and additional parking in the driveway. Eden Park backs onto a quiet residential area and greenspace where there is a public playground that the kids can enjoy. Eden Park is a family oriented community that welcomes all ages, is pet friendly with restrictions and rentals are not allowed. Eden Park offers comfortable townhome living for your whole family!

Amenities & Features

✓ None

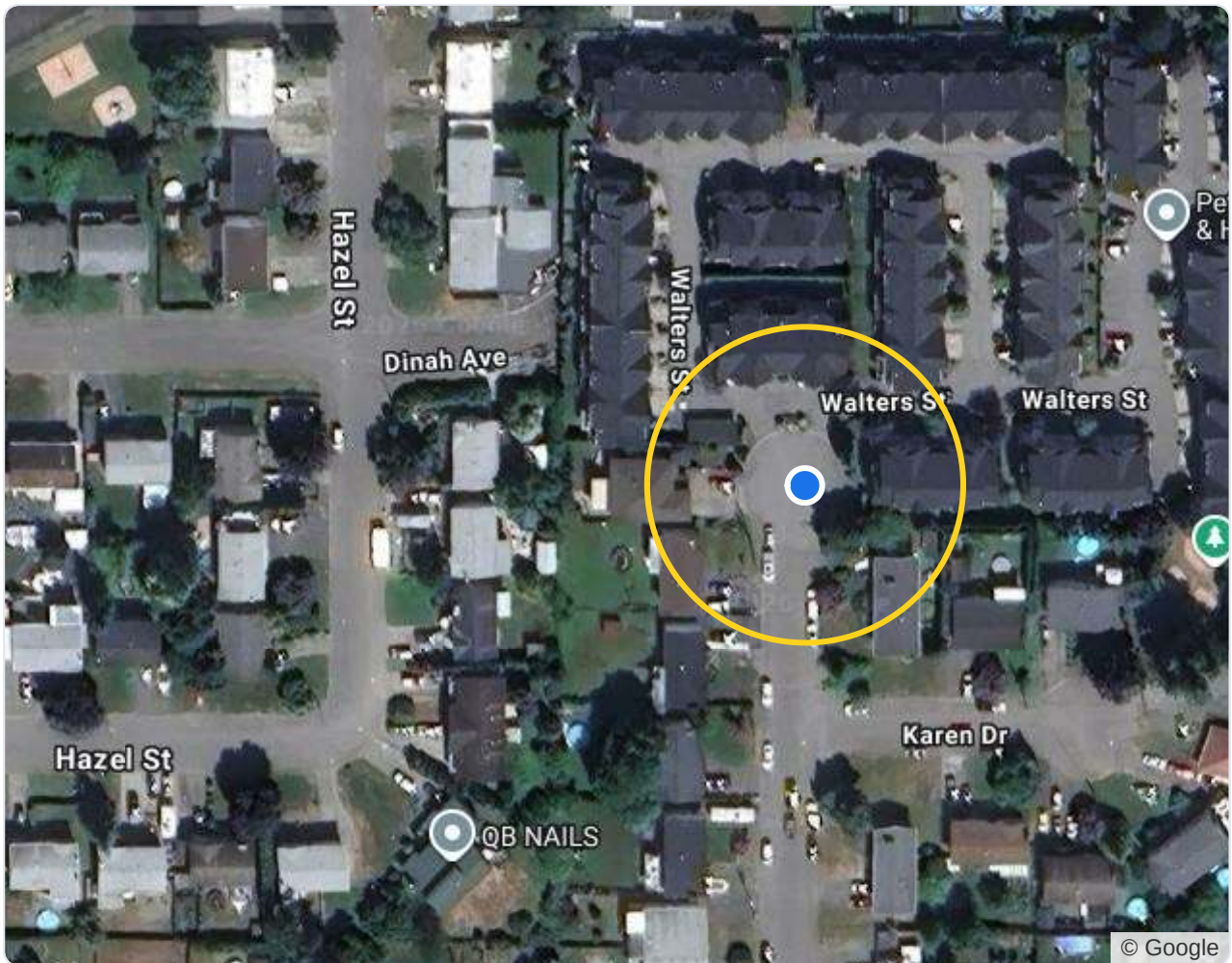
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call