

EDENBANK

7001 Eden Dr. · Sardis, BC V2R 3T1 · Sardis West Vedder Rd



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1 FOR SALE
FROM \$899,900

1 SOLD · 12 MO
\$640,000–\$640,000



Unit Mix

2 Bedroom

15 units
1,278 – 1,599 sf
from \$419,900

3 Bedroom

2 units
1,963 – 2,073 sf
from \$825,000

4 Bedroom

1 unit
1,828 – 1,828 sf
from \$1,175,000

For Sale in Edenbank & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,900	3 / 3	1963 sf	\$458	16 7001 EDEN DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$640,000	2 / 2ba	1503 sf	\$426	2026-04-15
\$575,000	2 / 2ba	1490 sf	\$386	2025-05-27
\$505,000	2 / 2ba	1290 sf	\$391	2024-07-25
\$630,000	2 / 2ba	1593 sf	\$395	2024-07-14

Value & Financing

Price Positioning

\$458 /sq ft

Active listings here average **\$458/sf** vs **\$398/sf** across Sardis West Vedder Rd.

15% above area average

Mortgage Snapshot

\$4,310 /mo

Entry price (from)	\$899,900
20% down payment	\$179,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1986	LEVELS 2	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2707	MANAGEMENT Self Managed

Overview

Edenbank - 7001 Eden Dr, Chilliwack, BC V2R 1E6, HWS2707 - located in Sardis West Vedder Rd area of Sardis. Sardis Secondary, Sardis Pond and Swanson Park are minutes away. Great places such as Bay Leaf and Vedder sushi are in the neighbourhood for your dinner out. Edenbank is Chilliwacks ultimate adult oriented living with age restriction 55+. This complex was built in 1986. It has frame-wood construction and two levels. There are 68 units in strata and in development. The maintenance fee includes caretaker, gardening, mangement, recreation facility and snow removal. One pet is allowed. Rentals are not permitted. Edenbank, an amazing gated community tucked away in the heart of Sardis. Most units offer 2 or 3 bedrooms, covered secured parking place,

spacious rooms, balcony and storage. This development offers amenities that do not exist in newer neighbourhoods. They include heritage clubhouse with indoor pool, sauna, and hot tub, adjacent tennis court, walking trails, separate workshop and rv storage. Edenbank landscaped like a park. »

Crossroads are Evans Rd and Vedder Rd

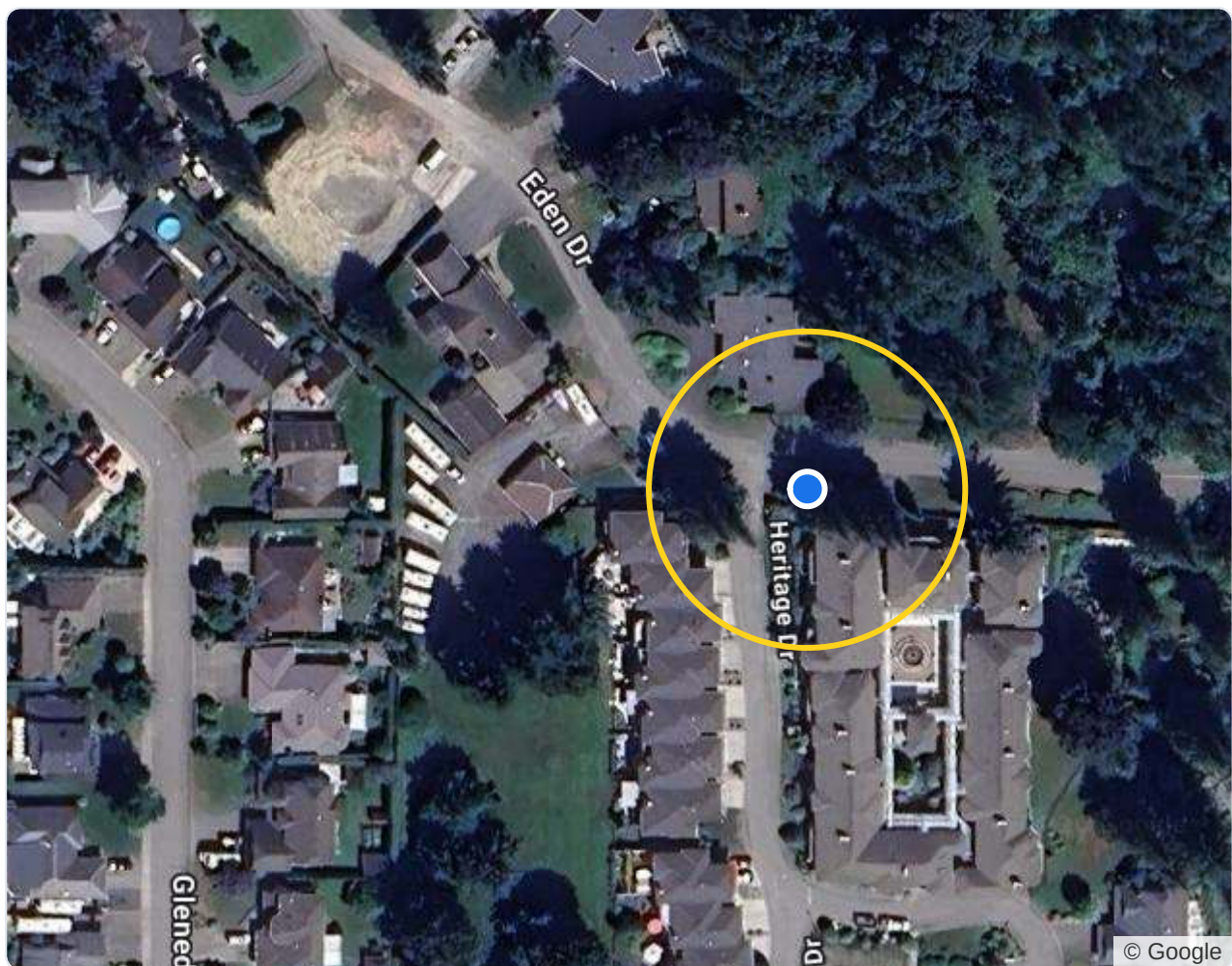
Amenities & Features

- ✓ Club House
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ Sauna/steam Room
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Snow Removal
- ✓ Gardening
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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