

BUILDING BROCHURE

KEYPOINT VILLAS

45435 Knight Rd. · Sardis, BC V2R 3E8 · Sardis West Vedder Rd



5 FOR SALE
FROM \$349,900

2 SOLD · 12 MO
\$368,500–\$439,900



Unit Mix

2 Bedroom

23 units
950 – 1,016 sf
from \$294,500

3 Bedroom

4 units
1,224 – 1,250 sf
from \$424,999

For Sale in Keypoint Villas & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	2 / 1	961 sf	\$467	8 45435 KNIGHT ROAD
\$424,999	3 / 2	1224 sf	\$347	35 45435 KNIGHT ROAD
\$389,000	2 / 1	966 sf	\$403	20 45435 KNIGHT ROAD
\$359,900	2 / 1	970 sf	\$371	34 45435 KNIGHT ROAD
\$349,900	2 / 1	1016 sf	\$344	22 45435 KNIGHT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$439,900	2 / 1ba	965 sf	\$456	2026-06-05
\$368,500	2 / 1ba	1000 sf	\$369	2026-04-22
\$378,500	2 / 1ba	972 sf	\$389	2025-04-09
\$382,500	2 / 2ba	1014 sf	\$377	2024-09-28

Value & Financing

Price Positioning

\$387 /sq ft

Active listings here average **\$387/sf** vs **\$404/sf** across Sardis West Vedder Rd.

4% below area average

Mortgage Snapshot

\$1,676 /mo

Entry price (from) **\$349,900**

20% down payment **\$69,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1992

LEVELS
2

SUITES
36

CONSTRUCTION
Frame - Wood

Overview

Keypoint Villas - 45435 Knight Road, Chilliwack, BC V2R 3E8, LMS117 - located in sardis West Vedder Rd area of Sardis. Keypoint Villas is walking distance to Cottonwood Mall and Chilliwack Mall, restaurants, and shopping. Close to Cheam Golf Club, Safeway, Real Canadian Superstore and Artisan Gallery. Walk to Evans Elementary School, Sardis Elementary School also. Easy acces to Trans-Canada Hwy1. Walking trails along Luckakuck Creek are nearby. The Keypoint Villas was built in 1992. It has frame-wood construction. There are 36 two-level townhouses is development and in strata. One pet is allowed. Rentals are not permitted. Most homes offer spacious rooms, large deck, a 4' crawl space for storage, laminate floors, private balcony, covered parking and in-suite laundry. Some homes have walk-in closets and mountain views. Keypoint Villas has a guest suite available for visitors.

Crossroads are Evans Road and Vedder Road.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

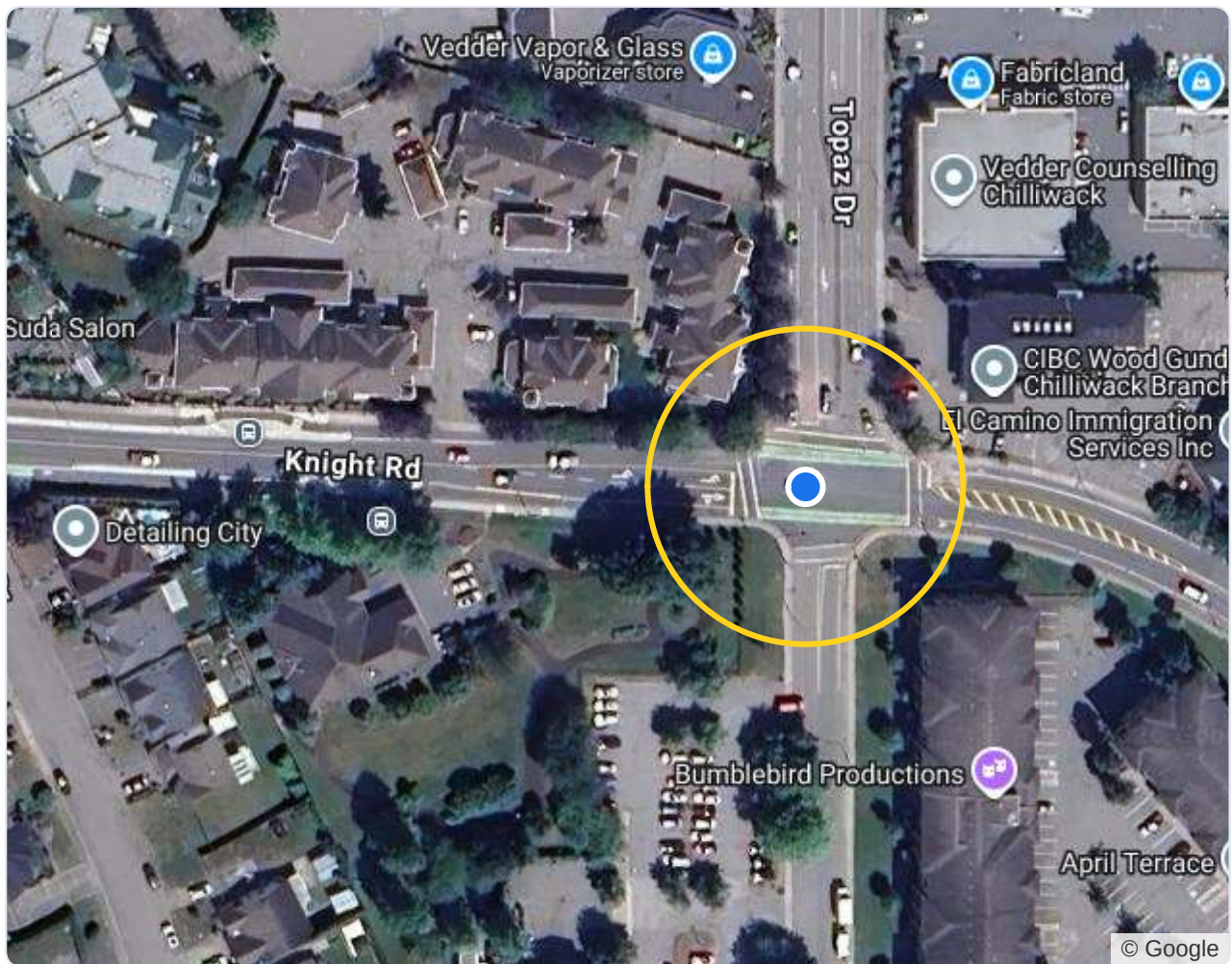
✓ Caretaker

✓ Gardening

✓ Garbage Pickup

✓ Management

Location



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Book a Viewing
scan or call