

PARK PLACE II

45753 Stevenson Rd. · Sardis, BC V2R 0K8 · Sardis East Vedder Rd



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4 FOR SALE
FROM \$500,000

3 SOLD · 12 MO
\$360,000–\$490,000



Unit Mix

1 Bedroom
13 units
661 – 844 sf
from \$292,900

2 Bedroom
28 units
844 – 1,239 sf
from \$336,000

3 Bedroom
1 unit
1,257 – 1,257 sf
from \$490,000

For Sale in Park Place II & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$505,000	1 / 2	844 sf	\$598	201 45753 STEVENSON ROAD
\$500,500	2 / 1	844 sf	\$593	201 45753 STEVENSON ROAD
\$500,000	2 / 1	844 sf	\$592	201 45753 STEVENSON ROAD
\$500,000	2 / 2	844 sf	\$592	201 45753 STEVENSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$360,000	1 / 1ba	678 sf	\$531	2026-05-22
\$437,800	2 / 2ba	980 sf	\$447	2026-04-29
\$490,000	3 / 2ba	1257 sf	\$390	2026-01-21
\$487,500	2 / 2ba	965 sf	\$505	2025-08-03

Value & Financing

Price Positioning

\$594 /sq ft

Active listings here average **\$594/sf** vs **\$409/sf** across Sardis East Vedder Rd.

45% above area average

Mortgage Snapshot

\$2,395 /mo

Entry price (from) **\$500,000**

20% down payment **\$100,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 60	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2847	MANAGEMENT Self Managed

Overview

Park Place II - 45753 Stevenson Road, Chilliwack, BC V2R 2C7, BCS2847 - located in Sardis East Vedder Rd area of Sardis, close to Kinkora Golf Course, Save-on-Foods, Sardis Secondary School, Sardis Elementary School and Vedder Elementary School. Easy access to Trans-Canada Hwy 1 via Vedder Rd. This 4-level, 60 unit condo building was built in 2008. It has frame-wood

construction and full rain screen. There are no age restrictions at Park Place II. One pet is allowed. Rentals are permitted. Most homes feature 9' ceilings, maple kitchen, storage, crown moulding, electric fireplace, laminate floors, spacious living and dining rooms. The complex offers secured underground parking, two elevators, monitored secured system and keyless entry. Some units have air conditioning, mountain views, granite countertops and hardwood floors.

Crossroads are Vedder Road and Chilliwack River Road.

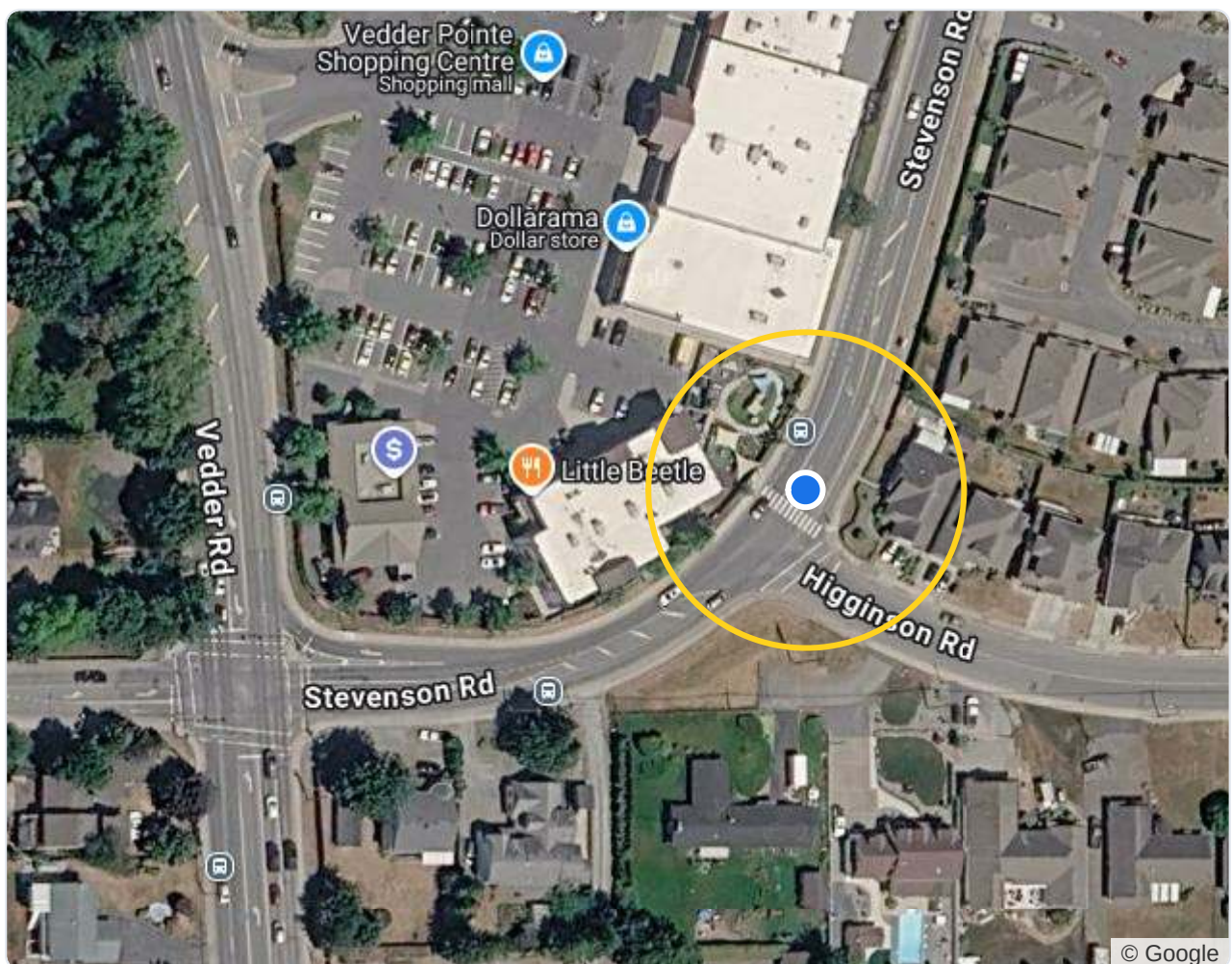
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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