

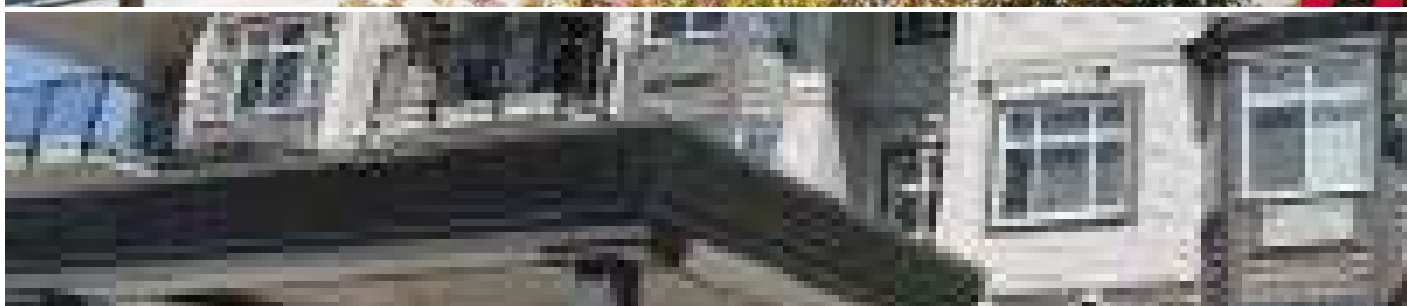
BUILDING BROCHURE

THE ASPEN GROVE

9060 Birch St. · Chilliwack, BC V2P 4N4 · Chilliwack W Young-Well



Scan to view online



1 FOR SALE
FROM \$299,900

1 SOLD · 12 MO
\$395,000-\$395,000



Unit Mix

1 Bedroom 5 units 724 – 819 sf from \$233,000	2 Bedroom 6 units 1,088 – 2,337 sf from \$395,000	3 Bedroom 4 units 1,208 – 1,300 sf from \$490,000
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For Sale in The Aspen Grove & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$299,900	1 / 1	724 sf	\$414	302 9060 BIRCH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	1088 sf	\$363	2026-05-03
\$339,000	1 / 1ba	819 sf	\$414	2025-01-18
\$520,000	3 / 2ba	1300 sf	\$400	2024-12-02
\$695,000	2 / 3ba	2201 sf	\$316	2024-02-03

Value & Financing

Price Positioning \$414 /sq ft Active listings here average \$414/sf vs \$405/sf across Chilliwack W Young-Well. 2% above area average	Mortgage Snapshot \$1,436 /mo Entry price (from) \$299,900 20% down payment \$59,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2009	LEVELS 4	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3449	DEVELOPER Tri-r Development Group Inc

Overview

The Aspen Grove - 9060 Birch Street Chilliwack, BC V2P 4N4, BCS3449 - Located in the popular neighbourhood of West Young-Well in Chilliwack on Birch Street and Chesterfield Avenue. This is a convenient location that is close to transit, restaurants, Safeway, Shoppers Drug Mart, medical services, Chilliwack General Hospital, recreation, the Regional Library, Leisure Centre, schools at all levels, Salish Park and more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Langley and downtown Vancouver. The Aspen Grove offers 22 beautiful homes built in 2009 by Tri-R Development Group and are professionally managed. These up-scale units will consist of open concept floor plans with 1 to 3 bedrooms plus a den that will range between 800 to 2350 square feet. Most homes feature modern colour schemes, vaulted ceilings, bay windows, 2" blinds, insuite storage, cozy electric fireplaces with rock surround, heated floors and insuite laundry. Gourmet kitchens feature elegant granite countertops, a full deluxe ENERGY STAR® appliance package, a large island in most units and an undermount sink. All homes have an oversized balcony and corner units feature two or three balconies that boast beautiful views of mountain ranges, greenspace, treed grounds and a pond. The Aspen Grove is a well maintained building that provides security with the latest technology including TV monitors and secured parking. Other features include ample visitor parking for your guests, elevators, greenspace and manicured garden areas. This community welcomes all ages, is pet friendly with restrictions and rentals are allowed with restrictions. The Aspen Grove offers exclusive condos suitable for every lifestyle in a location where all your urban conveniences are just minutes away - Condo living at its best!

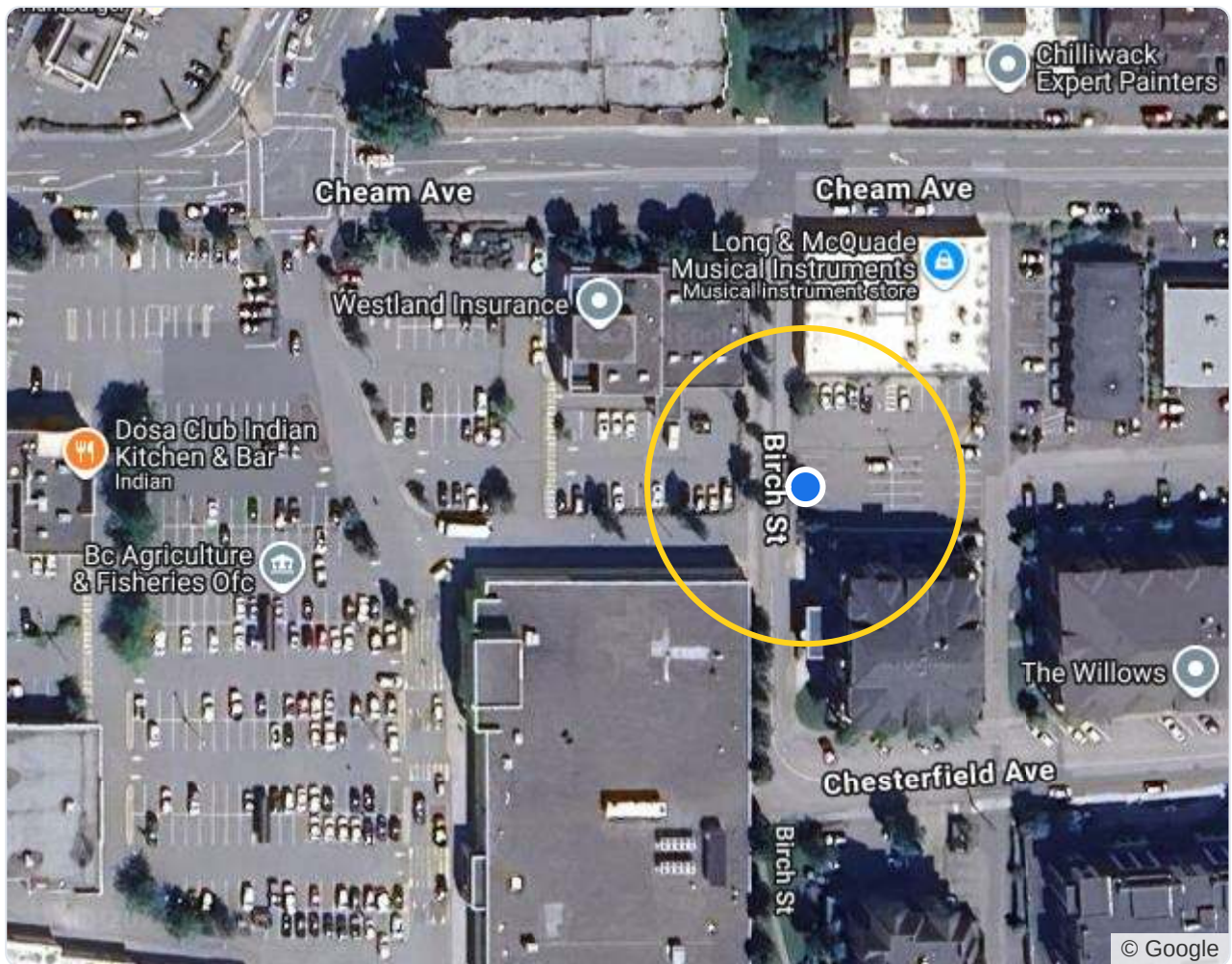
Amenities & Features

- ✓ Air Cond./central
- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening

Location



Les Twarog

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