

BUILDING BROCHURE

WALKER CREEK

46791 Hudson Rd. · Sardis, BC V2R 0L5 · Promontory



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1 FOR SALE
FROM \$634,900

2 SOLD · 12 MO
\$655,000–\$665,000



Unit Mix

3 Bedroom

24 units
1,818 – 2,368 sf
from \$485,000

4 Bedroom

2 units
1,925 – 1,940 sf
from \$639,900

For Sale in Walker Creek & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$634,900	3 / 3	2045 sf	\$310	40 46791 HUDSON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	3 / 4ba	2043 sf	\$326	2026-06-06
\$655,000	3 / 4ba	2200 sf	\$298	2026-05-06
\$674,000	3 / 3ba	1908 sf	\$353	2025-02-24
\$755,000	3 / 4ba	2291 sf	\$330	2025-02-05

Value & Financing

Price Positioning

\$310 /sq ft

Active listings here average **\$310/sf** vs **\$390/sf** across Promontory.

21% below area average

Mortgage Snapshot

\$3,041 /mo

Entry price (from)	\$634,900
20% down payment	\$126,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 3	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2903	DEVELOPER Vedder Ridge Construction

Overview

Walker Creek - 46791 Hudson Road, Chilliwack, BC V2R 0A5, Strata Plan No. BCS2903, 3 levels, 52 townhomes, built 2009 - located at the corner of Teskey Way and Jinkerson Road on the upper edge of Promontory Chilliwack. Walker Creek is a collection of 52, 3-bedroom townhomes developed by Vedder Ridge Construction, an established boutique builder in the Lower Mainland. The exterior facades are designed and built with stylish vinyl siding and cultured stone or brick, giving it a unique and very exciting curb appeal. The impressive interiors features crown and heritage mouldings, heritage millwork, a cozy gas fireplace with tile surround, quality flooring

throughout with underlays under carpets, washer and dryer upstairs, and gourmet kitchens with a full appliance package, large island, tile backsplash and a country-style pantry. Also, each home comes with double garages, roughed-in central vacuum, security systems, a fully landscaped yard and fenced backyards, and 50 gallon hot water tank in basements.

Walker Creek is a short walk to Promontory Park West, Promontory Heights Community School, Prospera Centre and Twin Rinks in addition to playgrounds, parks, sports fields, community centres, and swimming pools/tennis courts. Located within the Fraser Valley, they are only an hour drive to Vancouver and close to Harrison Hot Springs, Cultus Lake as well as the Chilliwack River for four season recreational activities such as fishing, hiking, golfing, skiing, snowmobiling and much more. Walker Creek is managed by Teamwork 604-854-1734. 1 Pet allowed (cats and dogs OK).

»

Amenities & Features

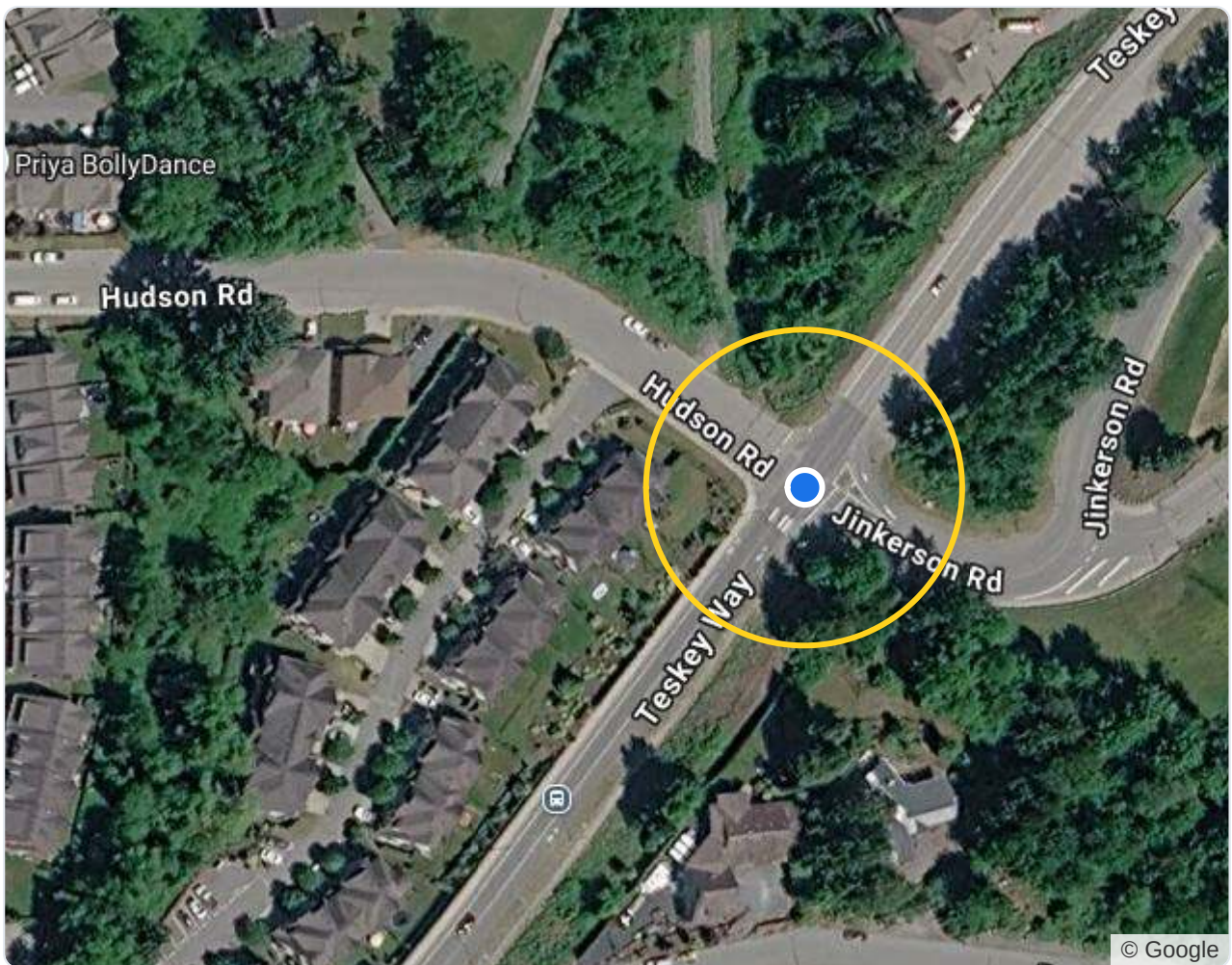
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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