

50214 KENSINGTON DRIVE

LIVING AREA: 2,632 SQFT | LOT AREA: 7,641 SQFT
BEDROOM: 5 | BATHROOM: 3



This stunning 5-bedroom + den home in Chilliwack's Elk Creek Estates boasts vaulted shiplap ceilings, a bright and open living space, and the convenience of all-on-one-level living with 4 bedrooms, 2 bathrooms, kitchen, living, and dining areas on the main floor as well as a large den downstairs. Modern comforts include a natural gas stove, BBQ hookup, central A/C, and a cozy fireplace. The MASSIVE 4-car garage (835 sqft) offers incredible storage or workspace, while the 1-bedroom legal suite is a fantastic mortgage helper. Nestled in a family-friendly, quiet neighborhood with amazing neighbors, this home also features permanent Gemstone exterior lighting for instant festive displays or lighting for any occasion. Stylish, spacious, and welcoming—this home has it all!



778-751-4447
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Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage







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COMMUTE to downtown Chilliwack  22 min  50 min  60+ min

SCHOOL CATCHMENT

East Chilliwack Elementary (K - 6)
49190 Chilliwack Central Road
Chilliwack, BC V2P 6H3
(604) 794-7533

Chilliwack Secondary (10 - 12)
46363 Yale Road
Chilliwack, BC V2P 2P8
(604) 795-7295

Rosedale Traditional Community School (7 - 9)
50850 Yale Road
Rosedale, BC VOX 1X2
(604) 794-7124

50214 Kensington Dr, Chilliwack, BC

Main Building: Total Exterior Area Above Grade 2632.27 sq ft

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604-704-8551

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Scan QR Code to view Virtual Walkthrough



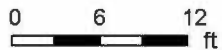
Upper Level
Exterior Area 1725.21 sq ft



Suite
Exterior Area 517.81 sq ft



Lower Level
Exterior Area 389.25 sq ft



PREPARED: 2024/12/02

Active
R2948505
 Board: H
 House/Single Family

50214 KENSINGTON DRIVE

Chilliwack
 Eastern Hillside
 V4Z 0E3

Residential Detached
\$1,175,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **5**
 Frontage(feet): **59.00** Bathrooms: **3**
 Frontage(metres): **17.98** Full Baths: **3**
 Depth / Size: Half Baths: **0**
 Lot Area (sq.ft.): **7,641.00** Rear Yard Exp:
 Lot Area (acres): **0.18** P.I.D.: **030-620-571**
 Flood Plain: **No**
 View: **No**
 Complex/Subdiv: **Elk Creek Estates**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Other, Vinyl**
 Foundation: **Concrete Perimeter**

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
 Parking: **Garage; Double, Grge/Double Tandem, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year: **2021**
 Fixtures Lease... **No**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 57, PLAN EPP81339, SECTION 24, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vaulted Ceiling**

Finished Floor (Main):	1,725	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	15'9 x 15'8			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	9'5 x 11'11			x	Main
Finished Floor (Below):	907	Main	Kitchen	16'8 x 15'8			x	Main
Finished Floor (Basement):	0	Main	Primary Bedroom	14'7 x 12'3			x	Below
Finished Floor (Total):	2,632 sq. ft.	Main	Walk-In Closet	4'11 x 10'4			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'4			x	
Grand Total:	2,632 sq. ft.	Main	Bedroom	15'7 x 10'77			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'7 x 11'8			x	
Suite: Legal Suite		Below	Living Room	9'11 x 13'6			x	
Basement: Full		Below	Kitchen	9'11 x 13'3			x	
		Below	Bedroom	9'11 x 11'2			x	
		Below	Den	9'6 x 14'10			x	
		Below	Foyer	21' x 7'8			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MH... PAD Rental:
 # of Kitchens: **2** # of Rooms: **13** MHR... CSA/BCE: Maint. Fee:

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