

8-43540 ALAMEDA DRIVE

RETRIEVER RIDGE

3 BEDROOM | 3 BATHROOM | LIVING AREA: 2,632 SQFT



Welcome to Retriever Ridge!

A community of upscale homes situation on Chilliwack Mountain overlooking breathtaking views of Mountains and the Fraser River. This Stunning 3bed/3bath end unit home has been meticulously maintained and features an open floor plan, master bedroom on the main floor, high end SS appliances, large island, granite countertops, hardwood floors, oversized living room windows & a magnificent floor to ceiling rock fireplace. The upper level loft is tranquil & provides its own scenic views. The lower level boasts laundry room, bed/bath and huge rec room for all of your family fun. Relax & take in the gorgeous views from 2 covered balconies or entertain on the back patio oasis conveniently located just off the kitchen. Minutes from all amenities, this home has it all!

604-319-7735
anna@elevationrealestate.ca

elevation 
RE/MAX TREELAND REALTY

ANNA POPPLETON

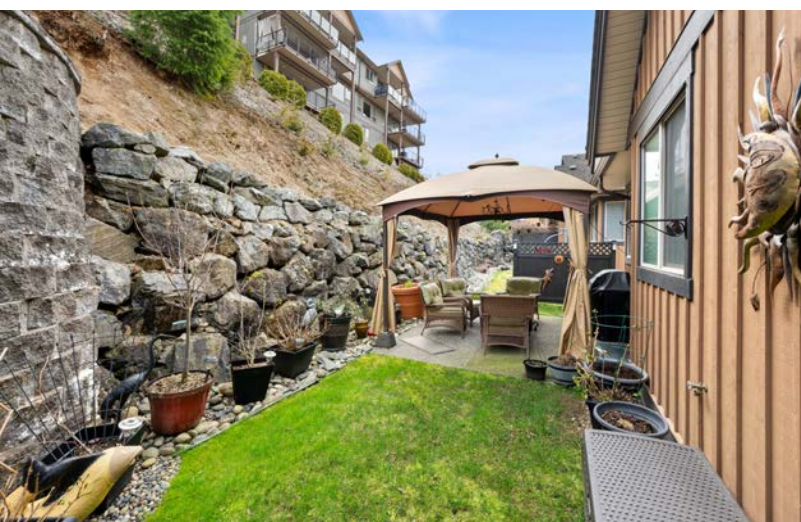
Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage











SCHOOL CATCHMENT

McCammon Traditional

9601 Hamilton Street
Chilliwack BC, V2P 3X4
(604) 702-0397

Chilliwack Secondary School

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

COMMUTE to downtown Chilliwack



17 min



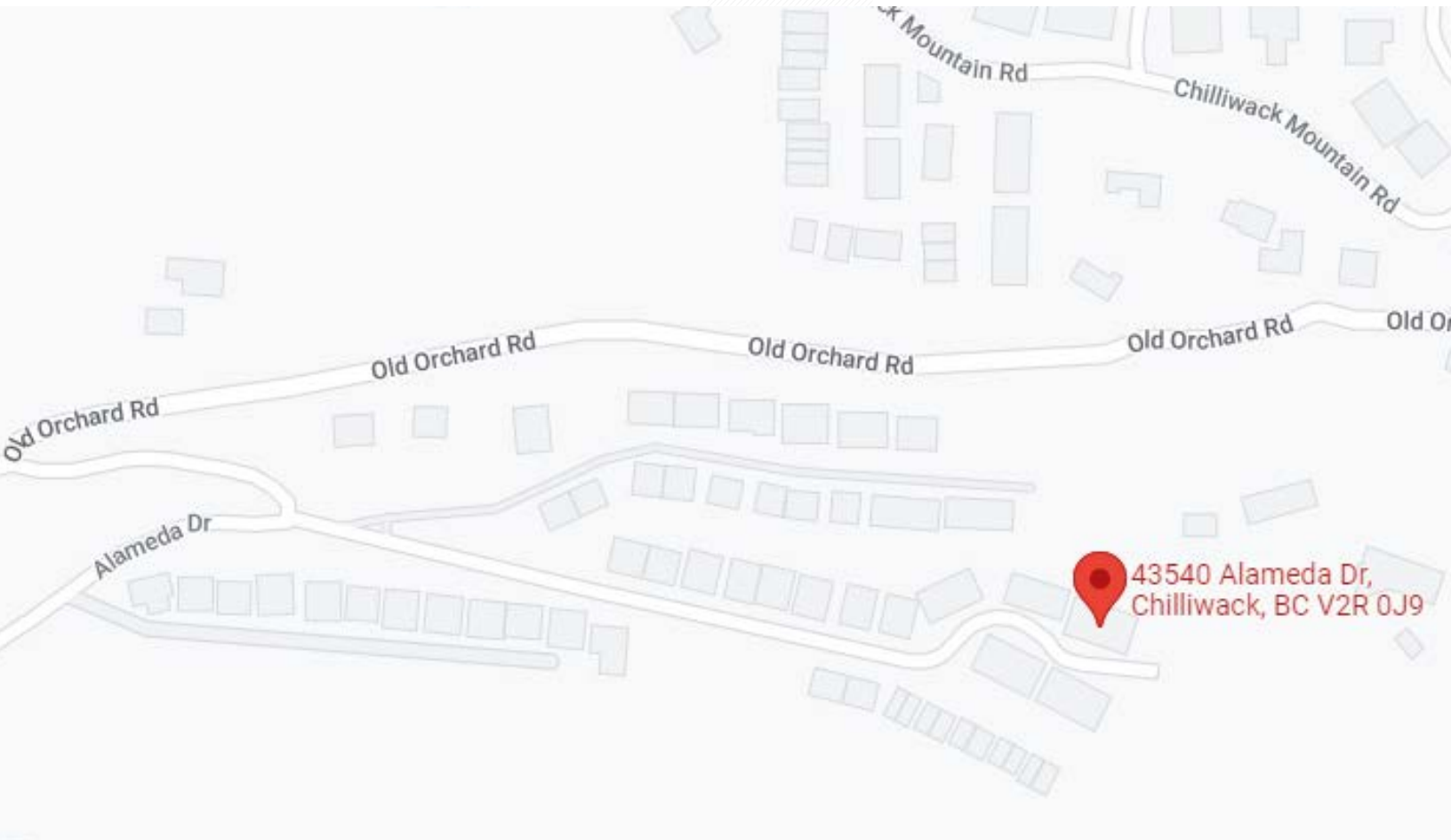
50 min



60+ min



60+ min





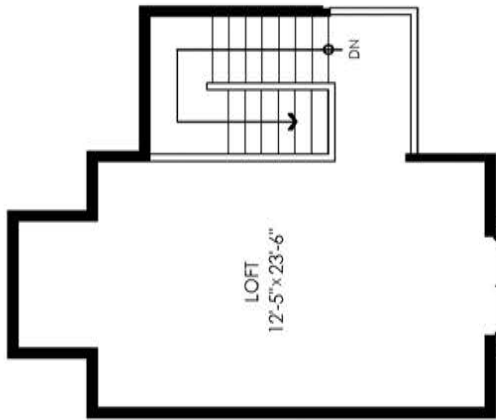
Scan QR
Code to
view Virtual
Walkthrough

8-43540 Alameda Dr, Chilliwack

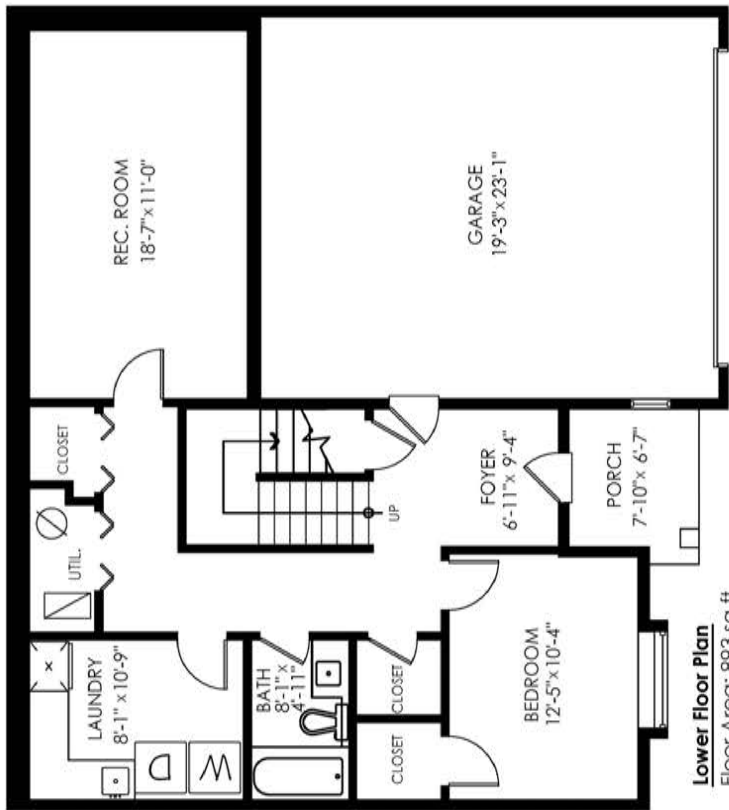
Main Floor: 1,327 sq.ft.
Upper Floor: 407 sq.ft.
Lower Floor: 893 sq.ft.
Total Livable: 2,632 sq.ft.

Garage: 470 sq.ft.
Grand Total: 3,102 sq.ft.

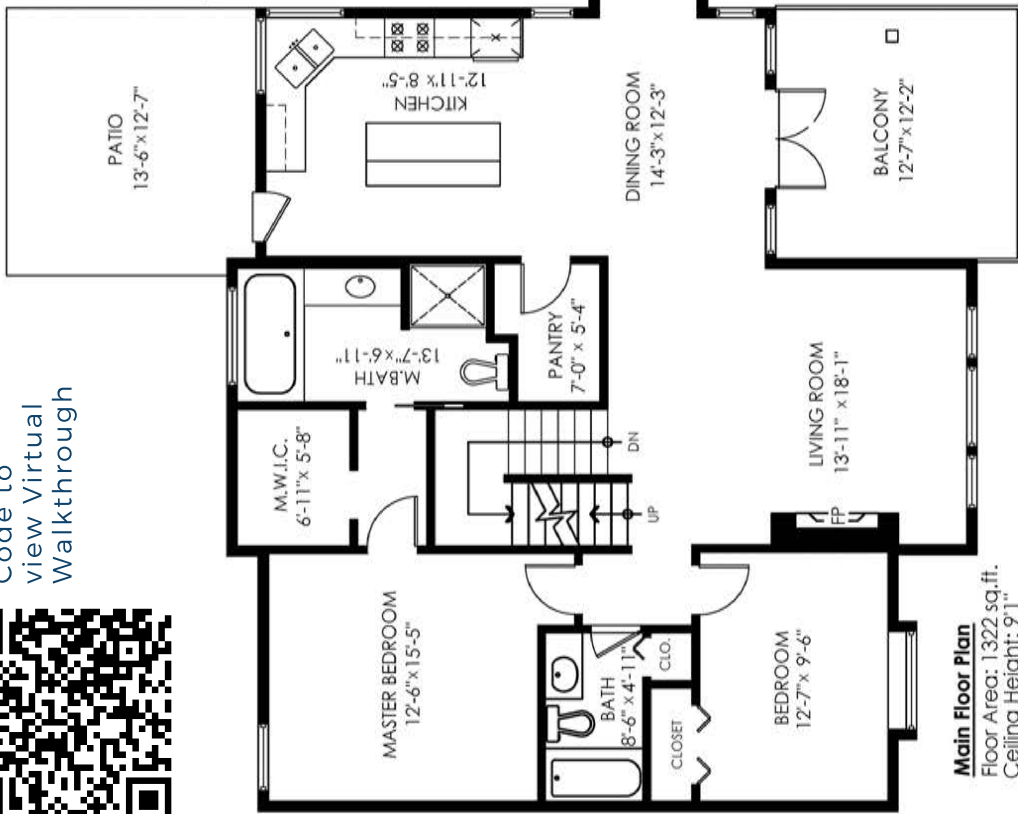
Patio: 169 sq.ft.
Balcony: 186 sq.ft.
Porch: 48 sq.ft.
Total Extras: 403 sq.ft.



Upper Floor Plan
Floor Area: 407 sq.ft.
Ceiling Height: 8'



Lower Floor Plan
Floor Area: 893 sq.ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 1,322 sq.ft.
Ceiling Height: 9'1"

Active
R2670295
 Board: H
 Townhouse

8 43540 ALAMEDA DRIVE

Chilliwack
 Chilliwack Mountain
 V2R 0J9

Residential Attached

\$899,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$949,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **3** Age: **14**
 Frontage(metres): Full Baths: **3** Zoning: **R3**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,181.29**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **027-379-787** Tax Inc. Utilities?: **No**
 View: **Yes Fraser River and Mountains** Tour: [Virtual Tour URL](#)
 Complex / Subdiv: **Retriever Ridge**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

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

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: electric fireplace**
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 5, PLAN BCS2721, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, None**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main): **1,327** Units in Development: Tot Units in Strata: **37** Locker: **No**
 Finished Floor (Above): **407** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Homelife Advantage Realty Ltd.** Storeys in Building: **3**
 Finished Floor (Below): **898** Maint Fee: **\$450.00** Mgmt. Co's #: **604-858-7368**
 Finished Floor (Basement): **0** Maint Fee Includes: **Gardening, Management, Snow removal** Council/Park Apprv?:
 Finished Floor (Total): **2,632 sq. ft.**
 Unfinished Floor: **0**

Grand Total: **2,632 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
 Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **Full** # or % of Rentals Allowed: **0%**
 Crawl/Bsmt. Ht: # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **14** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'11 x 18'1	Main	Bedroom	12'7 x 9'6	1	Main	4	Yes
Main	Dining Room	14'3 x 12'3	Above	Loft	12'5 x 23'6	2	Main	4	No
Main	Kitchen	12'11 x 8'5	Below	Foyer	6'11 x 9'4	3	Below	4	No
Main	Pantry	7' x 5'4	Below	Bedroom	12'5 x 10'4	4			No
Main	Patio	13'6 x 12'7	Below	Laundry	8'1 x 10'9	5			No
Main	Patio	12'7 x 12'2	Below	Recreation Room	18'7 x 11'	6			No
Main	Master Bedroom	12'6 x 15'5			x	7			No
Main	Walk-In Closet	6'11 x 5'8			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

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