

45538 Kipp Avenue, Chilliwack

\$1,124,900



Developer Alert!!! This property in the heart of Chilliwack sits on an 85' x 106' lot zoned R2 surrounded by townhouse developments. The property next door is also listed giving a total frontage of 170' creating potential development opportunities. Please verify with City of Chilliwack regarding the OCP and rezoning potential for medium density. The solid 3 bedroom, 2 bathroom home, had a new furnace installed in 2021 and the plumbing and electrical have been brought up to code in the basement. The city sewer pipe has been replaced and a new 3/4" water line from meter to the house has been installed. A solid investment with a very livable house or can be used to bring in revenue.

KEY INFORMATION

MLS® R2673668

Residential Detached

Chilliwack

3 Bedrooms

2 Bathrooms

2,078 SF

9,010 SF Lot

FEATURES

Year Built: 1949

Listed By: RE/MAX Nyda Realty Inc.



45538 Kipp Ave - Chilliwack, BC

LOWER FLOOR: 826 SQFT MAIN FLOOR
TOTAL: 2,078 SQFT



rennie