

<b>Active</b> <b>R3067669</b> Board: V Apartment/Condo	<b>305 12283 224 STREET</b> Maple Ridge West Central V2X 8Z3	Residential Attached <b>\$388,000</b> (LP) (SP)																																																																																										
	<table style="width:100%;"> <tr> <td style="width:33%;">           Sold Date:            Meas. Type:            Frontage(feet): <b>0.00</b>            Frontage(metres): <b>0.00</b>            Depth / Size (ft.): <b>0.00</b>            Sq. Footage: <b>0.00</b>            Flood Plain:            View: <b>No</b>            Complex / Subdiv: <b>The Maxx</b>            First Nation            Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>            Sewer Type: <b>City/Municipal</b> </td> <td style="width:33%;">           If new,GST/HST inc?:            Bedrooms: <b>1</b>            Bathrooms: <b>1</b>            Full Baths: <b>1</b>            Half Baths: <b>0</b>            P.I.D.: <b>027-803-520</b> </td> <td style="width:33%;">           Original Price: <b>\$405,000</b>            Approx. Year Built: <b>2008</b>            Age: <b>18</b>            Zoning: <b>RM-2</b>            Gross Taxes: <b>\$2,682.03</b>            For Tax Year: <b>2025</b>            Tax Inc. Utilities?: <b>No</b>            Tour:         </td> </tr> </table>		Sold Date: Meas. Type: Frontage(feet): <b>0.00</b> Frontage(metres): <b>0.00</b> Depth / Size (ft.): <b>0.00</b> Sq. Footage: <b>0.00</b> Flood Plain: View: <b>No</b> Complex / Subdiv: <b>The Maxx</b> First Nation Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> Sewer Type: <b>City/Municipal</b>	If new,GST/HST inc?: Bedrooms: <b>1</b> Bathrooms: <b>1</b> Full Baths: <b>1</b> Half Baths: <b>0</b> P.I.D.: <b>027-803-520</b>	Original Price: <b>\$405,000</b> Approx. Year Built: <b>2008</b> Age: <b>18</b> Zoning: <b>RM-2</b> Gross Taxes: <b>\$2,682.03</b> For Tax Year: <b>2025</b> Tax Inc. Utilities?: <b>No</b> Tour:																																																																																							
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Listing Broker(s): <b>RE/MAX LIFESTYLES REALTY</b>																																																																																												
<b>MAXX @ CENTRAL MAPLE RIDGE - Just steps to downtown Maple Ridge, including restaurants, gym, stores, and schools K-12. For commuters there is quick access to Golden Ears Way, immediate access to transit , making this one bedroom and den home an unbeatable location. Featuring a modern open layout, laminate wood style flooring, kitchen with granite counter tops.</b>																																																																																												

**Active**  
**R3071246**  
Board: V  
Townhouse

**39 21555 DEWDNEY TRUNK ROAD**

Maple Ridge  
West Central  
V2X 3G6

Residential Attached

**\$438,900** (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$452,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>56</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RM-1</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,681.50</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>000-996-718</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>Ashbury Court</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 39, PLAN NWS23, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 74343, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Lane Access**  
Features:

Finished Floor (Main):	510	Units in Development:	48	Tot Units in Strata:	48	Locker:	No
Finished Floor (Above):	515	Exposure:		Storeys in Building:	2		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	Associa BC	Mgmt. Co's #:	604-591-6060		
Finished Floor (Below):	0	Maint Fee:	\$400.00	Council/Park Apprv?:	No		
Finished Floor (Basement):	0	Maint Fee Includes:	Garbage Pickup, Gardening, Management				
Finished Floor (Total):	1,025 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,025 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Allowed				
Suite:		Restricted Age:		# of Pets:		Cats:	Dogs:
Basement:	None	# or % of Rentals Allowed:					
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens:	# of Rooms: 6	Short Term Lse-Details:					

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 13'0	1	Main	2	No
Main	Kitchen	9'0 x 9'0	2	Above	4	No
Main	Dining Room	9'0 x 9'0	3			
Above	Primary Bedroom	12'0 x 9'0	4			
Above	Bedroom	10'0 x 10'0	5			
Above	Bedroom	10'0 x 7'0	6			
		x	7			
		x	8			

Listing Broker(s): **Royal LePage Elite West**

**Royal LePage Elite West**

**STARTER TOWNHOME INVESTMENT OPPORTUNITY! This 3 bedroom, 2 bathroom renovated townhome is centrally located in Maple Ridge's Westside. Open plan main level has powder room, living/kitchen/dining area with direct access to LARGE, FULLY FENCED BACKYARD. Upper level hosts 3 good sized bedrooms, primary w/walk in closet & secondary closet, plus full 4pc bathroom w/tub shower combo. BONUSES INCLUDE: newer furnace, dedicated parking spot out front. Sharp price to get into the market or great opportunity for a shrewd investor!**