EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3118807
Board: V
House/Single Family

11961 248 STREET
Maple Ridge
Cottonwood MR
V4R 1H9

Residential Detached
$775,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$950,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1963**
Frontage(feet):	**72.00**	Bathrooms:	**2**	Age:	**63**
Frontage(metres):	**21.95**	Full Baths:	**2**	Zoning:	**RS1**
Depth / Size:	**167.25**	Half Baths:	**0**	Gross Taxes:	**$7,071.04**
Lot Area (sq.ft.):	**12,197.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.28**	P.I.D.:	**000-859-311**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**No :**				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Other** R.I. Plumbing:
Outdoor Area: **None**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 2, PLAN NWP24039, SECTION 15, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	**1,100**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,100**
Finished Floor (Total):	**2,200 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,200 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Other**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **12**

Floor	Type	Dimensions
Main	**Living Room**	**14'3 x11'5**
Main	**Kitchen**	**12'6 x8'6**
Main	**Dining Room**	**11'10 x7'6**
Main	**Primary Bedroom**	**18'3 x11'6**
Main	**Bedroom**	**11' x14'9**
Main	**Bedroom**	**11'2 x8'6**
Bsmt	**Bedroom**	**11' x14'9**
Bsmt	**Bedroom**	**13' x9'9**
Bsmt	**Recreation Room**	**20'5 x13'2**
Bsmt	**Laundry**	**10'3 x9'5**
Bsmt	**Other**	**11'4 x11'**
Bsmt	**Kitchen**	**11'4 x11'0**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Affordable 2 level home, 5 bedrooms, 2 baths, 2 bedroom suite, 72 x 167.5, 12197 square foot lot, updated furnace and hot water tank, vinyl windows, single garage. potential to build accommodation for 3 families. Allow 24 hour notice for showings Court date to approve sale October 28, New Westminster 651 Carnarvon Court room 418 time 9:45 offer going to Court $770,000

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Active
R3171958
Board: V
House/Single Family

22328 ST ANNE AVENUE
Maple Ridge
West Central
V2X 2E8

Residential Detached
$799,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$799,000**
Meas. Type:	**Feet**	Bedrooms:	**0**	Approx. Year Built:	**1920**
Frontage(feet):	**66.00**	Bathrooms:	**0**	Age:	**106**
Frontage(metres):	**20.12**	Full Baths:	**0**	Zoning:	**RS1**
Depth / Size:	**122**	Half Baths:	**0**	Gross Taxes:	**$6,506.91**
Lot Area (sq.ft.):	**8,712.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.20**	P.I.D.:	**011-539-739**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Sanitary Sewer, Storm Sewer, Water**				
Sewer Type:		Water Supply:	**City/Municipal**		

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed**		
Foundation:	**Concrete Perimeter**		
Renovations:		Reno. Year:	
# of Fireplaces:	R.I. Fireplaces:	Rain Screen:	
Fireplace Fuel:		Metered Water:	
Fuel/Heating:	**Natural Gas**	R.I. Plumbing:	
Outdoor Area:	**Fenced Yard**		
Type of Roof:	**Wood**		

Total Parking:	**0**	Covered Parking: **0**	Parking Access:
Parking:	**Open**		
Driveway Finish:			
Dist. to Public Transit:			Dist. to School Bus:
Title to Land:	**Freehold NonStrata**		Land Lease Expiry Year:
Property Disc.:	**No**		
Fixtures Leased:	**No** :		
Fixtures Rmvd:	:		
Floor Finish:			

Legal: **LOT 22, BLOCK 6, PLAN NWP155, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,099**
Finished Floor (Above):	**270**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,369 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,369 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **3**

Floor	Type	Dimensions
Main	**Living Room**	**17' x14'**
Main	**Dining Room**	**17' x10'**
Main	**Kitchen**	**10' x8'**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

DEVELOPMENT POTENTIAL! OCP designated as TCMU (Town Centre Mixed Use). Part of a potential 4 lot land assembly with opportunity for townhouses or higher density 5 - 6 story condo building. Sought after location located close to Port Haney Station (West Coast Express stop) for easy access into Vancouver. Just blocks from the Fraser River with a nearby park and dead end street with lane access. Lots of higher density buildings in the area. Preliminary rezoning application submitted to council previously for a 6 storey mixed use building. Call to discuss!

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Active
R3149927
Board: V
House/Single Family

12033 206B STREET
Maple Ridge
Northwest Maple Ridge
V2X 9T8

Residential Detached
$850,500 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$900,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1988**
Frontage(feet):	**40.00**	Bathrooms:	**3**	Age:	**38**
Frontage(metres):	**12.19**	Full Baths:	**2**	Zoning:	**R-1**
Depth / Size:	**102.00**	Half Baths:	**1**	Gross Taxes:	**$5,870.10**
Lot Area (sq.ft.):	**4,069.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.09**	P.I.D.:	**005-512-981**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
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, 3 Level Split**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 7 DISTRICT LOT 241 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 73131**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,104**
Finished Floor (Above):	**755**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,859 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,859 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Living Room**	**14' x13'6**
Main	**Kitchen**	**14'10 x10'6**
Main	**Dining Room**	**13'6 x9'**
Main	**Eating Area**	**13'5 x7'6**
Above	**Primary Bedroom**	**15' x11'6**
Above	**Bedroom**	**14'4 x9'3**
Above	**Bedroom**	**11' x9'7**
Below	**Bedroom**	**10' x8'**
Below	**Family Room**	**14'6 x12'**
Below	**Laundry**	**8'6 x6'3**
Below	**Foyer**	**10' x4'6**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Above	**4**
Above	**3**
Below	**2**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX 2000 Realty** **RE/MAX 2000 Realty**

4 bed, 3 bath home offering excellent value and space! Features a bright, functional layout with a generously sized kitchen and oversized island, perfect for entertaining and everyday living. Large living and family rooms provide plenty of space for relaxation, kids, or hobbies. Good size bedrooms offer plenty of room for a larger household with comfortable day-to-day living. Situated on a nice lot with space for vehicles, toys, or outdoor enjoyment. Conveniently located near schools, parks, shopping, and transit, making it an ideal place to call home.

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Active
R3143223
Board: V
House/Single Family

20102 DITTON STREET
Maple Ridge
Southwest Maple Ridge
V2X 9H4

Residential Detached
$915,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$940,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1986**
Frontage(feet):	**60.00**	Bathrooms:	**2**	Age:	**40**
Frontage(metres):	**18.29**	Full Baths:	**1**	Zoning:	**RES**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$5,865.38**
Lot Area (sq.ft.):	**7,200.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**002-741-458**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:	**LOWER HAMMOND**				
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home:	**1 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed, Vinyl**		
Foundation:	**Concrete Perimeter**		
Renovations:		Reno. Year:	
# of Fireplaces:	R.I. Fireplaces:	Rain Screen:	
Fireplace Fuel:		Metered Water:	
Fuel/Heating:	**Forced Air**	R.I. Plumbing:	
Outdoor Area:	**Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking:	**4**	Covered Parking: **0**	Parking Access: **Front**
Parking:	**Open, RV Parking Avail.**		
Driveway Finish:	**Concrete**		
Dist. to Public Transit:		Dist. to School Bus:	
Title to Land:	**Freehold NonStrata**	Land Lease Expiry Year:	
Property Disc.:	**No**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:	**Laminate, Mixed, Tile, Carpet**		

Legal: **LOT 245, PLAN NWP114, DISTRICT LOT 278,279 & 281, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,265**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,265 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,265 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Foyer**	**4'0 x6'0**
Main	**Living Room**	**17'0 x13'0**
Main	**Dining Room**	**12'0 x9'0**
Main	**Kitchen**	**12'0 x11'0**
Main	**Laundry**	**6'0 x6'0**
Main	**Bedroom**	**10'0 x10'0**
Main	**Bedroom**	**10'0 x10'0**
Main	**Primary Bedroom**	**13'0 x12'0**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**2**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage Westside**

Welcome to this inviting 3-bedroom, 2-bathroom rancher in Lower Hammond. Set on a bright 7,200 sqft corner lot, this one-level home offers a functional floor plan, private fully fenced backyard, covered patio, storage shed, and plenty of parking for vehicles, RVs, and toys. With room to update and make it your own, this is an excellent opportunity in a popular, community-oriented neighbourhood. Just minutes from shopping, parks, trails, schools, and commuter routes.

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Active
R3145196
Board: V
House/Single Family

24348 102A AVENUE
Maple Ridge
Albion
V2W 1X9

Residential Detached
$929,900 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$949,900**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**2003**
Frontage(feet):	**0.00**	Bathrooms:	**3**	Age:	**23**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RES**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$5,790.50**
Lot Area (sq.ft.):	**2,347.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.05**	P.I.D.:	**025-564-137**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Add. Parking Avail., Garage; Single**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 6, PLAN BCP3283, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	**720**
Finished Floor (Above):	**779**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**600**
Finished Floor (Total):	**2,099 sq. ft.**
Unfinished Floor:	**89**
Grand Total:	**2,188 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Family Room**	**4'6 x5'11**
Main	**Living Room**	**16'0 x16'11**
Main	**Dining Room**	**13'4 x10'3**
Main	**Kitchen**	**15'0 x12'2**
Above	**Primary Bedroom**	**12'10 x18'10**
Above	**Walk-In Closet**	**4'1 x6'0**
Above	**Bedroom**	**9'5 x9'10**
Above	**Bedroom**	**9'5 x10'4**
Above	**Laundry**	**5'9 x5'1**
Bsmt	**Bedroom**	**6'11 x15'4**
Bsmt	**Recreation Room**	**15'10 x22'2**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Stonehaus Realty Corp.** **Stonehaus Realty Corp.**

Welcome to Country Lane in the heart of Albion! This bright 4-bed, 3-bath family home offers a functional open-concept layout with plenty of room to grow. Upstairs features convenient bedroom-level laundry and a spacious primary suite with a spa-inspired ensuite. The finished basement with separate entrance includes a large 22' x 16' rec room and fourth bedroom, perfect for guests, teens or a home office. A detached garage provides secure parking and extra storage. Just minutes to Albion Elementary, Cesquenela Elementary, Samuel Robertson Technical Secondary, Albion Community Centre, Bruce's Country Market, Kanaka Creek Regional Park, trails, parks, shopping and everyday amenities. A fantastic opportunity in one of Maple Ridge's most family-friendly communities!

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Active
R3159169
Board: V
House/Single Family

22950 126 AVENUE
Maple Ridge
East Central
V2X 0S7

Residential Detached
$999,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$999,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1990**
Frontage(feet):	**0.00**	Bathrooms:	**3**	Age:	**36**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RS-1B**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$6,477.58**
Lot Area (sq.ft.):	**6,001.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.14**	P.I.D.:	**015-255-964**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas, Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 56, PLAN NWP83520, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,001**
Finished Floor (Above):	**861**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,862 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,862 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Kitchen**	**12'9 x10'2**
Main	**Eating Area**	**7'9 x9'3**
Main	**Family Room**	**15'3 x11'3**
Main	**Dining Room**	**10' x10'8**
Main	**Living Room**	**16' x13'1**
Main	**Laundry**	**5' x8'**
Above	**Primary Bedroom**	**13' x11'**
Above	**Bedroom**	**10' x9'6**
Above	**Bedroom**	**10' x10'9**
Above	**Recreation Room**	**14'8 x11'7**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Great opportunity in a central Maple Ridge location! This 2-storey home offers 3 bedrooms and 3 bathrooms with a functional layout and plenty of potential. Bring your ideas and make this home your own, whether you're looking to update, renovate, or simply add your personal touches. Conveniently located close to schools, shopping, recreation, parks, transit, and all the amenities Maple Ridge has to offer. A great opportunity to get into a detached home in a well-established neighbourhood!

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EVOLVE REAL ESTATE GROUP

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Active
R3095791
Board: V
House/Single Family

11394 240 STREET
Maple Ridge
Cottonwood MR
V2W 0B4

Residential Detached
$999,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,170,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1940**
Frontage(feet):	**104.00**	Bathrooms:	**2**	Age:	**86**
Frontage(metres):	**31.70**	Full Baths:	**2**	Zoning:	**RS-3**
Depth / Size:	**150**	Half Baths:	**0**	Gross Taxes:	**$6,150.80**
Lot Area (sq.ft.):	**15,600.00**	Rear Yard Exp:	**East**	For Tax Year:	**2025**
Lot Area (acres):	**0.36**	P.I.D.:	**010-902-333**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish: **Gravel**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **PARCEL A, LOT 3, PLAN NWP3452, SECTION 15, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, REF PL 8357**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,454**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,454 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,454 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Primary Bedroom**	**11'8 x15'1**
Main	**Bedroom**	**10'8 x9'1**
Main	**Bedroom**	**12'1 x9'6**
Main	**Living Room**	**19'5 x13'4**
Main	**Kitchen**	**14' x10'8**
Main	**Den**	**11'6 x6'2**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty** **Sutton Group-West Coast Realty**

Prime building opportunity in the heart of East Maple Ridge. This 15,600 sq ft lot (104 frontage x 150 ft depth) offers exceptional potential for builders and investors. Zoned RS-3 and designated ground oriented residential (GOR) in the official Community Plan, the property allows for up to 4 units, making it well suited for a multiplex, duplex with suites, or other small scale multi-unit development (buyer to verify with City of Maple Ridge) Partial lane access adds further flexibility for site planning and parking configuration. Located along 240 Street, this property benefits from convenient access to major commuter routes including Dewdney Trunk Road and Lougheed Highway. Everyday amenities are minutes away, with shopping and services at Valley Fair Mall and downtown Maple Ridge.

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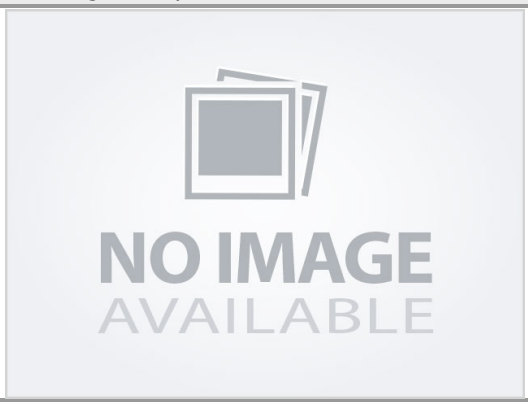
Active
R3169371
Board: V
House/Single Family

23622 111A AVENUE
Maple Ridge
Cottonwood MR
V2W 2G1

Residential Detached
$1,024,900 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,024,900**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2005**
Frontage(feet):	**1.00**	Bathrooms:	**4**	Age:	**21**
Frontage(metres):	**0.30**	Full Baths:	**3**	Zoning:	**RUR**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$7,022.21**
Lot Area (sq.ft.):	**3,530.00**	Rear Yard Exp:	**South**	For Tax Year:	**2025**
Lot Area (acres):	**0.08**	P.I.D.:	**026-024-870**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
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 w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: **0** Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :sold as is at time of possession**
Fixtures Rmvd: **No :sold as is at time of possession**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 14 DISTRICT LOT 404 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP12853**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,045**
Finished Floor (Above):	**1,038**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**748**
Finished Floor (Total):	**2,831 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,831 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **14**

Floor	Type	Dimensions
Main	**Foyer**	**16'10 x11'8**
Main	**Living Room**	**13'8 x11'6**
Main	**Dining Room**	**13'10 x8'**
Main	**Family Room**	**14'5 x14'2**
Main	**Kitchen**	**12'6 x10'6**
Main	**Eating Area**	**12' x6'6**
Main	**Laundry**	**4'7 x3'5**
Above	**Primary Bedroom**	**15' x14'6**
Above	**Bedroom**	**13'10 x9'**
Above	**Bedroom**	**13'10 x10'**
Above	**Bedroom**	**10'7 x10'7**
Bsmt	**Kitchen**	**14' x10'4**
Bsmt	**Bedroom**	**18' x13'3**

Floor	Type	Dimensions
Bsmt	**Laundry**	**7' x 3'7**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**5**
Bsmt	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!!! Beautiful 3 level home with a great in-law suite set up in the basement. Hardwood floors on the main floor. The layout has a large grand foyer open to the formal area, living room with gas fireplace, kitchen with maple cabinets, door to large sundeck with south exposure, upper floor has good size bedrooms, with the primary offering 2 closets, 5 pc. ensuite and vaulted ceilings. The basement is ready for the grandparents to occupy with a separate entrance and private laundry. The yard has lane access and a wonderful wildflower garden, lots of driveway parking. Close to schools, trails, shopping, restaurants, Casino, transit plus so much more.

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Active
R3157021
Board: V
House/Single Family

11926 236 STREET
Maple Ridge
Cottonwood MR
V4R 2G2

Residential Detached
$1,049,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,349,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1965**
Frontage(feet):	**0.00**	Bathrooms:	**0**	Age:	**61**
Frontage(metres):		Full Baths:	**0**	Zoning:	**RS-1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$6,812.73**
Lot Area (sq.ft.):	**15,115.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.35**	P.I.D.:	**003-899-993**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 48, PLAN NWP20770, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,410**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,080**
Finished Floor (Total):	**2,490 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,490 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Full, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Foyer**	**8' x 10'**
Main	**Kitchen**	**11' x 17'**
Main	**Dining Room**	**10' x 11'**
Main	**Living Room**	**16' x 18'**
Main	**Primary Bedroom**	**11' x 12'**
Main	**Bedroom**	**11' x 12'**
Main	**Bedroom**	**11' x 12'**
Bsmt	**Recreation Room**	**16' x 28'**
Bsmt	**Bedroom**	**11' x 13'**
Bsmt	**Utility**	**12' x 15'**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Exceptional redevelopment opportunity in a growing Maple Ridge neighbourhood! This property offers 4-plex zoning, providing excellent potential for builders, developers, or investors looking to take advantage of increased density. Build now or secure the property as a long-term investment in an area with strong future potential. Adding even more opportunity, the neighbouring property is also available for sale, creating the possibility to acquire two adjoining properties. Conveniently located near schools, parks, shopping, transit, and major commuter routes. A unique opportunity with plenty of possibilities!

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themy@evolvereg.com

Active
R3168445
Board: V
House/Single Family

12150 CHESTNUT CRESCENT
Pitt Meadows
Mid Meadows
V3Y 2C6

Residential Detached
$1,075,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,075,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1988**
Frontage(feet):	**1.00**	Bathrooms:	**2**	Age:	**38**
Frontage(metres):	**0.30**	Full Baths:	**2**	Zoning:	**R-4**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$6,478.47**
Lot Area (sq.ft.):	**5,447.00**	Rear Yard Exp:	**North**	For Tax Year:	**2024**
Lot Area (acres):	**0.13**	P.I.D.:	**005-305-918**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :sold as is at time of possession**
Fixtures Rmvd: **No :sold as is at time of possession**
Floor Finish: **Laminate, Tile**

Legal: **LOT 45 DISTRICT LOT 223 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 72935**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,638**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,638 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,638 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Foyer**	**8'11 x8'5**
Main	**Living Room**	**13'2 x12'9**
Main	**Dining Room**	**13' x12'9**
Main	**Kitchen**	**15' x12'9**
Main	**Family Room**	**19' x12'**
Main	**Primary Bedroom**	**16' x12'**
Main	**Bedroom**	**10'8 x10'**
Main	**Bedroom**	**10'8 x10'**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Prime Pitt Meadows rancher style home- all your living on one level. A bright and sunny fully fenced corner lot with a separate fenced in dog run, located on a nice street in a nice neighbourhood, perfect for raising the kids. Home features some updates like; laminate flooring, newer kitchen cabinets, baseboards and crown moldings, light fixtures, plumbing fixtures, but you will need to bring your paint brush and decorating ideas. Layout offers bay windows in the formal area and kitchen, large 2 car garage with driveway parking for 4 more, large laundry room/ boot room off the garage, slider to the rear covered sundeck adding year round use. BONUS!!-A 6' CRAWL SPACE FOR LOTS OF STORAGE.

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themy@evolvereg.com

Active
R3144039
Board: V
House/Single Family

12326 AURORA STREET
Maple Ridge
East Central
V2X 0J5

Residential Detached
$1,099,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,099,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1988**
Frontage(feet):	**0.01**	Bathrooms:	**3**	Age:	**38**
Frontage(metres):	**0.00**	Full Baths:	**3**	Zoning:	**HSE**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,878.64**
Lot Area (sq.ft.):	**5,974.00**	Rear Yard Exp:		For Tax Year:	**2024**
Lot Area (acres):	**0.14**	P.I.D.:	**008-620-725**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Community, 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: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 13, PLAN NWP75898, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,350**
Finished Floor (Above):	**1,050**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,400 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,400 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**26'0 x12'0**
Main	**Dining Room**	**11'4 x3'10**
Main	**Kitchen**	**11'4 x10'6**
Main	**Bedroom**	**14'0 x9'3**
Main	**Den**	**12'3 x9'5**
Main	**Foyer**	**7'1 x4'2**
Above	**Kitchen**	**10'8 x8'7**
Above	**Eating Area**	**10'8 x7'2**
Above	**Living Room**	**18'7 x16'8**
Above	**Dining Room**	**14'5 x9'6**
Above	**Primary Bedroom**	**13'4 x12'5**
Above	**Bedroom**	**16'2 x10'0**
Above	**Bedroom**	**13'0 x10'0**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Above	**3**
Above	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage Westside**

Huge backyard for summer fun, gardening, and entertaining? Check. Sunny deck for morning coffee? Yep. Room for the in-laws or a mortgage helper? You bet. This bright, renovated 2-level family home in Maple Ridge has it all. The main floor features three spacious bedrooms and plenty of living space, while the lower level has a self-contained one-bedroom suite. All on a large, flat lot with a double garage for cars, toys, or gear. A great central location makes school runs, errands and adventures a breeze. Come see where your next story begins!

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Active
R3156091
Board: V
House/Single Family

11936 236 STREET
Maple Ridge
Cottonwood MR
V4R 2G2

Residential Detached
$1,189,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,300,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1994**
Frontage(feet):	**0.00**	Bathrooms:	**3**	Age:	**32**
Frontage(metres):		Full Baths:	**3**	Zoning:	**RS-1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$7,142.03**
Lot Area (sq.ft.):	**15,115.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.35**	P.I.D.:	**009-527-702**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 47, PLAN NWP20770, PART NE1/4, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,581**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,186**
Finished Floor (Total):	**2,767 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,767 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Kitchen**	**13'5 x16'4**
Main	**Dining Room**	**14' x12'4**
Main	**Living Room**	**17'3 x12'8**
Main	**Family Room**	**16'8 x14'**
Main	**Bedroom**	**11'8 x10'5**
Main	**Bedroom**	**11'3 x10'5**
Main	**Primary Bedroom**	**14'6 x12'**
Bsmt	**Foyer**	**10' x7'**
Bsmt	**Bedroom**	**11'5 x8'11**
Bsmt	**Bedroom**	**11'3 x10'5**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**4**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Exceptional redevelopment opportunity in a growing Maple Ridge neighbourhood! This property offers 4-plex zoning, providing excellent potential for builders, developers, or investors looking to take advantage of increased density. Build now or secure the property as a long-term investment in an area with strong future potential. Adding even more opportunity, the neighbouring property is also available for sale, creating the possibility to acquire two adjoining properties. Conveniently located near schools, parks, shopping, transit, and major commuter routes. A unique opportunity with plenty of possibilities!

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EVOLVE REAL ESTATE GROUP

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Active
R3115238
Board: V
House/Single Family

22843 136A AVENUE
Maple Ridge
Silver Valley
V4R 0B4

Residential Detached
$1,195,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,249,900**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2008**
Frontage(feet):	**42.00**	Bathrooms:	**4**	Age:	**18**
Frontage(metres):	**12.80**	Full Baths:	**3**	Zoning:	**CD3-98**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$7,298.74**
Lot Area (sq.ft.):	**4,306.00**	Rear Yard Exp:	**North**	For Tax Year:	**2025**
Lot Area (acres):	**0.10**	P.I.D.:	**026-930-871**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	

View: **Yes: mountains**
Complex/Subdiv:
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 w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 38 SECTION 32 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP27885**

Amenities:

Site Influences: **Central Location, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,216**
Finished Floor (Above):	**1,114**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,216**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,546 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,546 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Foyer**	**7'5 x8'0**
Main	**Family Room**	**11'10 x13'1**
Main	**Kitchen**	**14'7 x14'5**
Main	**Dining Room**	**12'1 x9'1**
Main	**Living Room**	**15'11 x17'10**
Above	**Primary Bedroom**	**15'6 x13'10**
Above	**Walk-In Closet**	**6'4 x4'11**
Above	**Bedroom**	**9'10 x13'7**
Above	**Flex Room**	**10'3 x13'10**
Above	**Bedroom**	**11'4 x12'2**
Below	**Bedroom**	**14'7 x12'3**
Below	**Bedroom**	**10'10 x10'2**
Below	**Recreation Room**	**31'3 x17'7**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**3**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

COURT ORDERED SALE. Please allow a minimum of 24 hours notice for all showings. 5 bed, 4 bath home offering 3,546 sq ft of living space on a 4,306 sq ft lot, built in 2008. Detached double garage and gorgeous panoramic mountain views. Main floor features a spacious great room with gas fireplace, large kitchen, and an office off the entry. Upstairs offers three generous bedrooms. Lower level includes a large games room, den, and two bedrooms—potential to convert into a mortgage helper (buyer to verify). Close to Yennadon Elementary School (~1.2 km) and Garibaldi Secondary School (~2.5 km), with shopping, parks, and easy access to Lougheed Hwy nearby. Excellent opportunity for buyers or investors. Sold as-is, where-is. Subject to court approval.

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Active
R3154374
Board: V
House/Single Family

13025 238 STREET
Maple Ridge
Silver Valley
V4R 2S4

Residential Detached
$1,250,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,399,900**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1983**
Frontage(feet):	**150.00**	Bathrooms:	**3**	Age:	**43**
Frontage(metres):	**45.72**	Full Baths:	**3**	Zoning:	**RS-2**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$7,652.63**
Lot Area (sq.ft.):	**0.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.99**	P.I.D.:	**003-439-917**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas, Septic**				
Sewer Type:	**Septic**	Water Supply:	**City/Municipal**		

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Vinyl**		
Foundation:	**Concrete Perimeter**		
Renovations:		Reno. Year:	
# of Fireplaces:	**1** R.I. Fireplaces: **0**	Rain Screen:	
Fireplace Fuel:	**Wood**	Metered Water:	
Fuel/Heating:	**Forced Air, Natural Gas**	R.I. Plumbing:	
Outdoor Area:	**Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking:	**10** Covered Parking: **1**	Parking Access:	**Front**
Parking:	**Open**		
Driveway Finish:			
Dist. to Public Transit:		Dist. to School Bus:	
Title to Land:	**Freehold NonStrata**	Land Lease Expiry Year:	
Property Disc.:	**No**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:			

Legal: **LOT 52, PLAN NWP64261, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	**1,784**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,300**
Finished Floor (Total):	**3,084 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,084 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**13' x19'**
Main	**Kitchen**	**11'7 x9'3**
Main	**Dining Room**	**12'2 x9'2**
Main	**Bedroom**	**11'6 x9'5**
Main	**Bedroom**	**8'1 x7'11**
Main	**Primary Bedroom**	**11'6 x13'1**
Main	**Bar Room**	**9'5 x17'11**
Main	**Nook**	**7'7 x12'8**
		x
Below	**Bedroom**	**10'11 x12'6**
Below	**Bedroom**	**14'2 x9'3**
Below	**Laundry**	**12'2 x17'10**
Below	**Storage**	**5'4 x3'1**

Floor	Type	Dimensions
Below	**Recreation Room**	**22'2 x 17'9**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Above	**3**
Main	**3**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Court order sale,5 bedrooms, 3 baths, recently renovated, vaulted ceiling in living room, updated kitchen, in immaculate condition. Suite potential. Redevelopment potential, Buyers will need to verify with city hall. Showings after 3 weekdays.

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Active
R3164596
Board: V
House/Single Family

26280 GRANT AVENUE
Maple Ridge
Thornhill MR
V2W 1H2

Residential Detached
$1,375,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,462,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1987**
Frontage(feet):	**330.00**	Bathrooms:	**3**	Age:	**39**
Frontage(metres):	**100.58**	Full Baths:	**2**	Zoning:	**RS3**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$6,363.85**
Lot Area (sq.ft.):	**217,364.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**4.99**	P.I.D.:	**001-970-682**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**Yes: MOUNTAIN**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Community, Electricity**				
Sewer Type:	**Other**	Water Supply:	**Community**		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **25** Covered Parking: **8** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 6 SECTION 12 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 69910**

Amenities: **Workshop Detached**

Site Influences:
Features:

Finished Floor (Main):	**1,414**
Finished Floor (Above):	**1,048**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**944**
Finished Floor (Total):	**3,406 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,406 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **17**

Floor	Type	Dimensions
Main	**Living Room**	**13'4 x16'9**
Main	**Kitchen**	**22' x21'7**
Main	**Dining Room**	**11'8 x11'9**
Main	**Family Room**	**17'0 x16'2**
Main	**Office**	**16'3 x12'2**
Above	**Primary Bedroom**	**12'10 x16'2**
Above	**Bedroom**	**9'10 x10'9**
Above	**Bedroom**	**10'4 x11'9**
Above	**Office**	**11'6 x7'11**
Bsmt	**Laundry**	**22'2 x12'11**
Bsmt	**Bedroom**	**12'10 x12'3**
Bsmt	**Bedroom**	**16'11 x9'10**
Bsmt	**Storage**	**9'8 x11'1**

Floor	Type	Dimensions
Bsmt	**Storage**	**12'8 x 8'6**
Bsmt	**Recreation Room**	**19'4 x 21'1**
Main	**Patio**	**18'6 x 8'6**
Main	**Foyer**	**12'0 x 5'6**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**2**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

Privacy and space on 4.99 acres! Tucked well back from the road and hidden from street view, this 5-bedroom, 3-bathroom home is accessed by a private switchback driveway. New (2023) spacious, light-filled kitchen with classic white cabinetry, glass-front uppers, stainless steel appliances, abundant storage and an oversized quartz centre island. New flooring (2023). Windows and roof are approximately 15 yrs old. Basement is already plumbed for a future suite, offering excellent flexibility and potential. Impressive detached shop is over 3,000 sq ft spread over 2 floors & built in 2012—ideal for storage, hobbies, projects or those needing substantial workspace. The shop requires some TLC but offers incredible possibilities. A rare opportunity to enjoy acreage, privacy and exceptional space!

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Active
R3163286
Board: V
House/Single Family

21528 DONOVAN AVENUE
Maple Ridge
West Central
V2X 3A1

Residential Detached
$1,388,888 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,388,888**
Meas. Type:	**Feet**	Bedrooms:	**9**	Approx. Year Built:	**2016**
Frontage(feet):	**0.00**	Bathrooms:	**6**	Age:	**10**
Frontage(metres):		Full Baths:	**6**	Zoning:	**RS1B**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$9,467.43**
Lot Area (sq.ft.):	**6,999.00**	Rear Yard Exp:	**South**	For Tax Year:	**2025**
Lot Area (acres):	**0.16**	P.I.D.:	**029-678-498**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**:**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Fibreglass**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **WALKING** Dist. to School Bus: **WALKING**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 1 DISTRICT LOT 247 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP52741**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main):	**1,957**
Finished Floor (Above):	**1,334**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,512**
Finished Floor (Total):	**4,803 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,803 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **3** # of Rooms: **28**

Floor	Type	Dimensions
Bsmt	**Foyer**	**12'2 x 5'10**
Bsmt	**Bedroom**	**9'0 x 10'1**
Bsmt	**Bedroom**	**10'10 x 12'9**
Bsmt	**Laundry**	**14'6 x 6'0**
Bsmt	**Bedroom**	**9'6 x 14'0**
Bsmt	**Bedroom**	**9'1 x 14'0**
Bsmt	**Recreation Room**	**11'9 x 14'5**
Bsmt	**Kitchen**	**13'9 x 9'0**
Bsmt	**Laundry**	**6'2 x 3'1**
Main	**Living Room**	**22'6 x 14'0**
Main	**Bedroom**	**11'3 x 11'11**
Main	**Kitchen**	**13'10 x 12'8**
Main	**Dining Room**	**13'7 x 8'6**

Floor	Type	Dimensions
Main	**Family Room**	**13'0 x 13'11**
Main	**Wok Kitchen**	**7'10 x 5'11**
Main	**Primary Bedroom**	**10'11 x 17'11**
Main	**Walk-In Closet**	**8'9 x 8'0**
Main	**Bedroom**	**9'9 x 12'2**
Main	**Pantry**	**6'7 x 4'1**
Main	**Solarium**	**14'10 x 7'9**
Above	**Flex Room**	**14'10 x 17'1**
Above	**Flex Room**	**19'9 x 20'0**
Above	**Bedroom**	**14'0 x 10'5**
Above	**Walk-In Closet**	**11'0 x 6'5**
Above	**Bedroom**	**14'10 x 12'4**
Above	**Patio**	**15'7 x 7'1**

Bathrooms	
Floor	#Pcs
Bsmt	**3**
Bsmt	**3**
Main	**3**
Main	**3**
Main	**3**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **eXp Realty** **eXp Realty** **Century 21 Coastal Realty Ltd.**

RARE LOCATION AND SIZE at 4,803 sq/ft of purpose-built multigenerational living in the heart of West Central Maple Ridge! With a whopping nine potential bedrooms, six bathrooms, three kitchens including a dedicated wok kitchen for serious cooking, and a full legal 2 bed suite below for in-laws or income. Set on a quiet cul-de-sac with a south-facing rear yard, with a massive driveway for your RV/Boat/Trailer and all your vehicles! Walking distance to transit, school bus, Maple Ridge Secondary, and Memorial Peace Park. Short drive to West Coast Express or downtown Maple Ridge for all your shopping and restaurant needs. Or drive 5 minutes north for all your hiking, lakes/rivers, & outdoor recreational activities! 1st photo is virtually staged replacing green paint areas for example purposes.

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EVOLVE REAL ESTATE GROUP

Presented by:
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Macdonald Realty (Surrey/152)
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themy@evolvereg.com

Active
R3164096
Board: V
House/Single Family

11699 CARR STREET
Maple Ridge
West Central
V2X 5N1

Residential Detached
$1,425,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,425,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1954**
Frontage(feet):	**0.00**	Bathrooms:	**4**	Age:	**72**
Frontage(metres):		Full Baths:	**3**	Zoning:	**RS-1**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$7,101.81**
Lot Area (sq.ft.):	**11,762.00**	Rear Yard Exp:	**West**	For Tax Year:	**2025**
Lot Area (acres):	**0.27**	P.I.D.:	**009-686-789**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Slab**

Renovations: **Completely** Reno. Year: **2018**
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open, RV Parking Avail.**
Driveway Finish: **Gravel, Paving Stone**
Dist. to Public Transit: **3 blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes : Please see schedule A, must be incorporated into CPS**
Floor Finish:

Legal: **LOT 14, PLAN NWP12386, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,410**
Finished Floor (Above):	**929**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,339 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,339 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Other**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **14**

Floor	Type	Dimensions
Main	**Foyer**	**10'2 x 5'8**
Main	**Kitchen**	**13'7 x 11'**
Main	**Living Room**	**14'8 x 15'7**
Main	**Dining Room**	**9'1 x 9'9**
Main	**Nook**	**9'10 x 7'3**
Main	**Kitchen**	**8'9 x 6'10**
Main	**Primary Bedroom**	**16' x 13'6**
Main	**Walk-In Closet**	**7'5 x 4'6**
Above	**Bedroom**	**13'5 x 14'5**
Above	**Walk-In Closet**	**3'8 x 5'9**
Above	**Bedroom**	**16'5 x 10'9**
Above	**Walk-In Closet**	**3'7 x 8'5**
Above	**Bedroom**	**15'2 x 9'8**

Floor	Type	Dimensions
Above	**Laundry**	**6'4 x 4'10**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**2**
Above	**4**
Above	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Beautiful 4 bed, 4 bath family home situated on an impressive 1/4+ acre lot in West Maple Ridge, offering plenty of space and an excellent location close to the city centre. The home offers a comfortable layout with generous room sizes and plenty of space for the whole family. The main level also provides flexibility for extended family or guests. Enjoy a spacious backyard with room to entertain, garden and make the most of the outdoors, along with ample parking and a single-car garage. Ideally located close to everything Maple Ridge has to offer, including Ridge Meadows Hospital, Maple Ridge Secondary, Walmart, the Leisure Centre, West Coast Express, transit, parks, trails, restaurants, shopping and other everyday amenities.

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Active
R3170403
Board: V
House/Single Family

11353 242A STREET
Maple Ridge
Cottonwood MR
V2W 1H5

Residential Detached
$1,490,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,490,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**2019**
Frontage(feet):	**1.00**	Bathrooms:	**6**	Age:	**7**
Frontage(metres):	**0.30**	Full Baths:	**4**	Zoning:	**RS-1D**
Depth / Size:		Half Baths:	**2**	Gross Taxes:	**$8,806.95**
Lot Area (sq.ft.):	**5,995.00**	Rear Yard Exp:	**West**	For Tax Year:	**2025**
Lot Area (acres):	**0.14**	P.I.D.:	**030-334-322**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	

View: **Yes : green space**
Complex/Subdiv: **SIEGEL CREEK**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric, Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes : sold as is at possession**

Fixtures Rmvd: **Yes : sold as is at possession**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 3 SECTION 15 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP61216**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,357**
Finished Floor (Above):	**1,302**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,357**
Finished Floor (Total):	**4,016 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,016 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **16**

Floor	Type	Dimensions
Main	**Foyer**	**13'6 x 6'2**
Main	**Living Room**	**13'9 x 11'**
Main	**Kitchen**	**16'5 x 12'**
Main	**Eating Area**	**10'10 x 9'8**
Main	**Family Room**	**15'6 x 16'5**
Main	**Laundry**	**12'7 x 6'**
Above	**Primary Bedroom**	**16'5 x 14'**
Above	**Walk-In Closet**	**6' x 5'10**
Above	**Bedroom**	**14'8 x 12'10**
Above	**Bedroom**	**13'7 x 11'2**
Above	**Bedroom**	**12'4 x 12'10**
		x
Bsmt	**Games Room**	**16'6 x 16'**

Floor	Type	Dimensions
Bsmt	**Living Room**	**16'5 x 16'4**
Bsmt	**Kitchen**	**9' x 8'**
Bsmt	**Bedroom**	**12' x 9'9**
Bsmt	**Bedroom**	**15' x 9'9**
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**4**
Above	**4**
Bsmt	**4**
Bsmt	**2**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

"Siegel Creek" Deluxe 2 storey + fully finished daylight walkout basement backing onto greenspace. The main floor features access to the large covered sundeck overlooking the back yard and green space. kitchen with 2 tone cabinets, an island breakfast bar, phone desk, walk in pantry, quartz counter tops. The great room layout offers gas fireplace, laminate floors, crown moldings plus many more features, Upper floor offers 4 bedrooms, 3 with ensuites, the primary bedroom with a 5pc spa like en-suite and walk in closet. The basement level has separate entrance, 2 bedrooms- perfect for an in-law accommodations. The large games/theatre room is seperate and for the upper floor use.

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Active
R3160478
Board: V
House with Acreage

12954 MILL STREET
Maple Ridge
Silver Valley
V4R 2R8

Residential Detached
$2,500,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,500,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1954**
Frontage(feet):	**310.80**	Bathrooms:	**2**	Age:	**72**
Frontage(metres):	**94.73**	Full Baths:	**2**	Zoning:	**RS-2**
Depth / Size:	**317.4**	Half Baths:	**0**	Gross Taxes:	**$15,951.07**
Lot Area (sq.ft.):	**0.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**2.26**	P.I.D.:	**005-825-385**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**:**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **0** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 2 SECTION 27 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 11128**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	**1,732**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,732 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,732 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions
Main	**Living Room**	**19' x14'**
Main	**Kitchen**	**18' x12'**
Main	**Office**	**12' x9'**
Main	**Primary Bedroom**	**16' x12'**
Main	**Bedroom**	**12' x11'**
Main	**Bedroom**	**12' x9'**
Main	**Solarium**	**23' x13'**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Real Broker B.C. Ltd.**

Private 2.6 acre in fill development opportunity designated for medium density lots. Application currently submitted to the city for 5 single family building lots and 1 duplex lot. Property is on city water and sewer. Property is currently tenanted on a month to month basis for $3500.00. COURT ORDERED SALE - DO NOT ENTER THE PROPERTY WITHOUT A CONFIRMED APPT - SOLD AS IS WHERE IS. Perfect opportunity to invest in the Silver Valley area.

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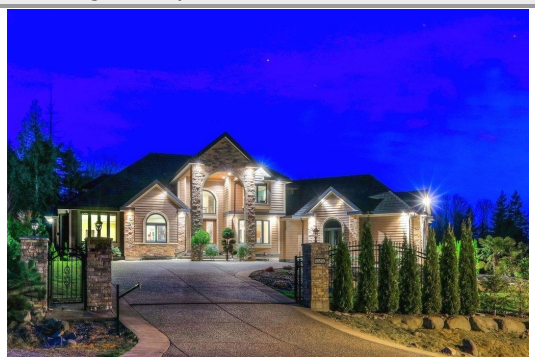
Active
R3145387
Board: V
House/Single Family

26520 124 AVENUE
Maple Ridge
Websters Corners
V2W 0E2

Residential Detached
$2,549,900 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,649,900**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**2010**
Frontage(feet):	**133.00**	Bathrooms:	**8**	Age:	**16**
Frontage(metres):	**40.54**	Full Baths:	**6**	Zoning:	**RS2**
Depth / Size:	**322**	Half Baths:	**2**	Gross Taxes:	**$13,329.80**
Lot Area (sq.ft.):	**43,037.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.99**	P.I.D.:	**027-582-311**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**Yes: Greenbelt**				
Complex/Subdiv:	**Whispering Falls**				
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Septic**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **4** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

Total Parking: **12** Covered Parking: **6** Parking Access: **Front, Rear**
Parking: **Garage; Double, Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 5 SECTION 19 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN BCP37176**

Amenities: **Air Cond./Central, Sauna/Steam Room**

Site Influences: **Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**2,990**
Finished Floor (Above):	**1,229**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**2,990**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**7,209 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**7,209 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **20**

Floor	Type	Dimensions
Main	**Foyer**	**11'7 x12'1**
Main	**Living Room**	**15' x18'8**
Main	**Dining Room**	**12'4 x14'**
Main	**Kitchen**	**21' x11'8**
Main	**Family Room**	**15' x15'8**
Main	**Office**	**13' x12'**
Main	**Eating Area**	**15' x15'8**
Main	**Primary Bedroom**	**25' x15'**
Main	**Walk-In Closet**	**7'6 x19'7**
Main	**Laundry**	**7'8 x8'**
Above	**Bedroom**	**11'8 x15'2**
Above	**Bedroom**	**13'2 x12'8**
Above	**Bedroom**	**12'8 x14'7**

Floor	Type	Dimensions
Bsmt	**Recreation Room**	**18' x 15'**
Bsmt	**Living Room**	**27' x 21'**
Bsmt	**Kitchen**	**7' x 10'**
Bsmt	**Gym**	**20' x 15'**
Bsmt	**Bedroom**	**13'7 x 13'**
Bsmt	**Bedroom**	**12'4 x 12'**
Bsmt	**Other**	**16'8 x 14'6**
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**3**
Bsmt	**4**
Main	**6**
Above	**3**
Bsmt	**4**
Main	**2**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX 2000 Realty** **RE/MAX 2000 Realty**

Remarkable estate on nearly an acre beside greenbelt, surrounded by prestigious homes. A grand foyer welcomes you with a sweeping staircase, soaring ceilings, and a dramatic chandelier. The chef's kitchen features Sub-Zero, Miele and Wolf appliances, custom cabinetry, and stone accents. Hardwood floors, Italian tile, four fireplaces, radiant in-floor heating, and central A/C add comfort and elegance. The primary suite offers a spa-inspired ensuite and expansive dressing room. Includes a fitness studio with dedicated cooling, sauna, multiple laundry rooms, a 4-car attached garage, plus a heated 2-car detached garage with full bath. The lower level features a legal 2-bedroom suite with private entrance. Court-Ordered Sale.

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Active
R3153512
Board: V
House with Acreage

27107 RIVER ROAD
Maple Ridge
Thornhill MR
V2W 1M4

Residential Detached
$2,649,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,649,000**
Meas. Type:	**Feet**	Bedrooms:	**8**	Approx. Year Built:	**2022**
Frontage(feet):	**0.00**	Bathrooms:	**6**	Age:	**4**
Frontage(metres):		Full Baths:	**5**	Zoning:	**RS-3**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$12,170.50**
Lot Area (sq.ft.):	**0.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**3.09**	P.I.D.:	**001-105-744**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**Yes: River**				
Complex/Subdiv:	**Whonnock**				
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas, Septic, Water**				
Sewer Type:	**Septic**	Water Supply:	**Well - Drilled**		

Style of Home: **2 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **12** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile, Carpet**

Legal: **LOT A, PLAN NWP3611, DISTRICT LOT 433, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC: FIRSTLY: PCL R (REF PL 12190); SECONDLY: PT DEDICATED RD ON PL LMP28177**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features:

Finished Floor (Main):	**3,078**
Finished Floor (Above):	**2,167**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**5,245 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**5,245 sq. ft.**
Flr Area (Det'd 2nd Res):	**750 sq. ft.**

Suite: **Legal Suite**
Basement: **Crawl, None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **18**

Floor	Type	Dimensions
Main	**Kitchen**	**18' x 14'**
Main	**Family Room**	**16' x 16'**
Main	**Living Room**	**20' x 15'**
Main	**Office**	**12' x 17'**
Main	**Wok Kitchen**	**11' x 11'**
Main	**Eating Area**	**16' x 10'**
Main	**Laundry**	**25' x 7'5**
Main	**Bedroom**	**15' x 14'**
Above	**Primary Bedroom**	**21' x 15'**
Above	**Bedroom**	**12' x 14'**
Above	**Bedroom**	**15' x 13'**
Above	**Bedroom**	**12' x 17'**
Above	**Bedroom**	**12' x 10'**

Floor	Type	Dimensions
Above	**Flex Room**	**12' x 15'**
Abv Main 2	**Kitchen**	**18' x 6'**
Abv Main 2	**Living Room**	**16' x 11'**
Abv Main 2	**Bedroom**	**12' x 10'**
Abv Main 2	**Bedroom**	**10' x 9'**
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**3**
Above	**3**
Above	**3**
Abv Main 2	**3**
Above	**5**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Discover a stunning newly built estate in Whonnock set on over 3 private acres with breathtaking Fraser River views. This exceptional home offers 7 generous bedrooms, 6 bathrooms, and a detached 2-bedroom suite above a triple garage. Thoughtfully designed with high-end finishes, it features soaring vaulted ceilings, expansive windows, and elegant living spaces perfect for entertaining. The gourmet kitchen is complemented by a separate spice kitchen for added convenience. Surrounded by natural beauty yet just minutes from schools, parks, and everyday amenities, this property is ideal for multi-generational living, offering privacy, comfort, and refined style.

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