



Presented by:
Doc Livingston PREC*

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Active
R3094687
Board: V
Apartment/Condo

206 22277 122 AVENUE

Maple Ridge
West Central
V2X 3X8

Residential Attached

\$379,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$379,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet): 0.00	Bathrooms: 1	Age: 32
Frontage(metres): 0.00	Full Baths: 1	Zoning: RM5
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$2,444.91
Sq. Footage: 0.00	P.I.D.: 019-147-155	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?: Yes
Complex / Subdiv: First Nation	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 23, PLAN LMS1802, DISTRICT LOT 399, GROUP 1, 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 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Garden, In Suite Laundry, Independent living**
Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
Features: **Garage Door Opener**

Finished Floor (Main): 807	Units in Development: 41	Tot Units in Strata: 41	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Paradigm Management	Mgmt. Co's #: 604-229-8116	
Finished Floor (Below): 0	Maint Fee: \$467.44	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 807 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 807 sq. ft.	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 5		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 14'0			x	1	Main	4	No
Main	Dining Room	9'0 x 9'0			x	2			
Main	Kitchen	8'0 x 8'0			x	3			
Main	Primary Bedroom	16'0 x 11'0			x	4			
Main	Den	9'0 x 9'0			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage - Wolstencroft**

1bdrm & den unit Garden suite with exterior door to outdoor access garden court yard. L.R. offers gas F/P & sliders to deck/balcony. Bedroom has walk thru closet to bathroom. Insuite laundry. Den could be a 2nd bedroom, as it has an exterior window. U.G. parking.



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Active
R3071246
Board: V
Townhouse

39 21555 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 3G6

Residential Attached
\$425,000 (LP)
(SP)



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

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**
Finished Floor (Above): **515**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,025 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,025 sq. ft.**

Units in Development: **48**
Exposure:
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$412.43**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **48** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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



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Active
R3077952
Board: V
Townhouse

306 11726 225 STREET
Maple Ridge
East Central
V2X 6E4

Residential Attached
\$462,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$462,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1987
Frontage(feet):	Bathrooms: 2	Age: 39
Frontage(metres):	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,636.68
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 009-460-616	Tax Inc. Utilities?: No
View: Yes :FRASER RIVER		Tour:
Complex / Subdiv: ROYAL TERRACE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 48 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2316**

Amenities: **In Suite Laundry, Storage**

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

Finished Floor (Main):	788
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	788 sq. ft.
Unfinished Floor:	0
Grand Total:	788 sq. ft.

Units in Development: **48**
Exposure:
Mgmt. Co's Name: **PACIFIC QUORUM PROPERTIES INC.**
Maint Fee: **\$392.92**
Maint Fee Includes: **Garbage Pickup, Gardening**

Tot Units in Strata: **48** Locker: **Yes**
Storeys in Building: **2**
Mgmt. Co's #: **604-854-1734**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	12'0 x 9'10			x	1	Main	2	No
Main	Bedroom	9'5 x 9'0			x	2	Main	4	Yes
Main	Living Room	8'8 x 14'1			x	3			
Main	Dining Room	8'8 x 10'8			x	4			
Main	Kitchen	9'5 x 13'4			x	5			
Below	Foyer	3'7 x 6'6			x	6			
Main	Patio	15'0 x 21'6			x	7			
					x	8			

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

Professionally remodeled in 2022, this beautifully updated 2-bedroom, 2-bath top-floor townhouse offers turnkey living with style and comfort. Extensive renovations include a new kitchen and bathrooms, updated flooring, heating, lighting, appliances, fresh paint, and more. Enjoy a spacious south-facing patio with stunning Fraser River views—perfect for relaxing or entertaining. Includes 1 parking stall. Centrally located, close to shops, transit, and amenities. A rare opportunity for a move-in-ready home with amazing views!