



Presented by:
Doc Livingston PREC*

eXp Realty
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Active
R3094585
Board: V
Manufactured

8 12868 229 STREET

Maple Ridge
East Central
V2X 6R1

Residential Detached

\$129,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$129,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **1968**
Frontage(feet): Bathrooms: **1** Age: **58**
Frontage(metres): Full Baths: **1** Zoning: **MHP**
Depth / Size: Half Baths: **0** Gross Taxes: **\$357.37**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2025**
Lot Area (acres): **0.00** P.I.D.: **800-184-566** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **Alouette River Mobile Home Park**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Block**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: **1 block** Dist. to School Bus: **N/A**
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **MANUFACTURED HOME REG. 2608, BAY # 8, ALOUETTE RIVER MOBILE HOME PARK, ELECTRICAL BC# 433792**

Amenities: **None**

Site Influences: **Adult Oriented, Private Setting, Retirement Community, Shopping Nearby**

Features: **Air Conditioning, Clothes Washer, Refrigerator, Stove**

Finished Floor (Main):	720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	8' x 9'			x	
Finished Floor (Total):	720sq. ft.	Main	Bedroom	8' x 9'			x	
Unfinished Floor:	0			x			x	
Grand Total:	720sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?:Yes	PAD Rental: \$754.03				
# of Kitchens: 1	# of Rooms: 5	MHR#: 002608	CSA/BCE: 433792	Maint. Fee:				
		ByLaw Restrictions:						

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

Adult oriented complex located on the Alouette River. Adults 55+, small complex with 36 units, well maintained, lots of pride of ownership in the park. This home is perfect for a single resident or a couple. Shows well, has new paint, flooring, lighting fixtures, electrical upgrade and windows. Monthly pad Fee is \$754.03. Sorry no dogs allowed, one indoor cat is welcome. RV Parking upon availability with a monthly fee.



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Active
R3094055
Board: V
House/Single Family

19753 WILDCREST AVENUE

Pitt Meadows
South Meadows
V3Y 1M3

Residential Detached

\$794,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$794,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 2	Age: 47
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,764.24
Lot Area (sq.ft.): 5,227.00	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 005-503-876	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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, 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 WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1157 DISTRICT LOT 280, GROUP 1 NEW WESTMINSTER LAND DISTRICT PLAN 56638**

Amenities:

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

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	718	Main	Foyer	8'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Den	10'10 x 10'5			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14'11 x 11'1			x	
Finished Floor (Total):	1,774sq. ft.	Main	Kitchen	11'6 x 10'8			x	
Unfinished Floor:	0	Main	Laundry	5' x 2'8			x	
Grand Total:	1,774sq. ft.	Above	Primary Bedroom	13'7 x 12'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'6 x 10'9			x	
		Above	Bedroom	10'10 x 10'7			x	
		Below	Bedroom	11' x 9'8			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Renovator delight. Great location in Pitt Meadows. Located on a quiet side street on a cul-de-sac with a kids play park at the end. Nice family area. Multi-level home has so much potential. great for the young family, investors or renovators-a great opportunity. The home features vaulted ceilings in the formal living room with gas fireplace, family room with slider to a large deck, kitchen with tile splash, main floor bath also serves as a convenient laundry room. Upper floor has good sized bedrooms with the primary bedroom having a cheater door to the main bath. Open carport with driveway parking for more. Bonus is the useable 6' crawl space, perfect for additional storage. Location is prime, close to schools, recreation, shopping and transit. Hurry on this one-make some sweat equity.



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Active
R3046929
Board: V
House/Single Family

11870 248 STREET

Maple Ridge
Websters Corners
V4R 2A9

Residential Detached

\$1,022,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,055,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**
Frontage(feet): **1.00** Bathrooms: **3** Age: **72**
Frontage(metres): **0.30** Full Baths: **3** Zoning: **HSE**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,108.91**
Lot Area (sq.ft.): **8,269.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.19** P.I.D.: **013-992-643** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
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:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 36, PLAN NWP81621, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	488	Main	Foyer	8'0 x 6'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 10'0			x	Main 3
Finished Floor (Below):	0	Main	Living Room	25'4 x 11'7			x	Main 3
Finished Floor (Basement):	0	Main	Den	11'4 x 9'4			x	Above 3
Finished Floor (Total):	1,888sq. ft.	Main	Kitchen	15'2 x 11'5			x	
Unfinished Floor:	0	Main	Eating Area	6'4 x 6'2			x	
Grand Total:	1,888sq. ft.	Main	Primary Bedroom	13'0 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'6 x 12'7			x	
		Above	Bedroom	15'7 x 10'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Crawl, Part, Unfinished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

A little bit country, a whole lot of charm — this 3 bedroom, 3 bathroom Webster's Corners home offers nearly 1,900 sqft of living space on a private corner lot. Fully renovated with modern farmhouse touches, the main floor features a welcoming entryway, spacious dining room, sunken living room, sun-soaked den, and open kitchen with eating area. The primary bedroom is conveniently located on the main floor, and two large bedrooms and a full bath are upstairs. Outside, you'll find an expansive, fully fenced yard, an oversized double garage, and a newly paved asphalt driveway that offers plenty of space for RV parking or a boat. Schedule a showing today to experience the charm and convenience of this stunning Webster's Corners home for yourself.



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Active
R3095791
Board: V
House/Single Family

11394 240 STREET

Maple Ridge
Cottonwood MR
V2W 0B4

Residential Detached

\$1,170,000 (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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'8 x 15'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10'8 x 9'1			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	12'1 x 9'6			x	Main 4
Finished Floor (Basement):	0	Main	Living Room	19'5 x 13'4			x	
Finished Floor (Total):	1,454sq. ft.	Main	Kitchen	14' x 10'8			x	
Unfinished Floor:	0	Main	Den	11'6 x 6'2			x	
Grand Total:	1,454sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	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
R3073227
Board: V
House/Single Family

12326 AURORA STREET

Maple Ridge
East Central
V2X 0J5

Residential Detached

\$1,179,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,179,900
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**
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,050	Main	Living Room	26'0 x12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x3'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'4 x10'6			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	14'0 x9'3			x	Above 4
Finished Floor (Total):	2,400 sq. ft.	Main	Den	12'3 x9'5			x	
Unfinished Floor:	0	Main	Foyer	7'1 x4'2			x	
Grand Total:	2,400 sq. ft.	Above	Kitchen	10'8 x8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'8 x7'2			x	
Suite: Unauthorized Suite		Above	Living Room	18'7 x16'8			x	
Basement: None		Above	Dining Room	14'5 x9'6			x	
		Above	Primary Bedroom	13'4 x12'5			x	
		Above	Bedroom	16'2 x10'0			x	
		Above	Bedroom	13'0 x10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	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
R3045746
Board: V
House/Single Family

21729 124 AVENUE

Maple Ridge
West Central
V2X 4H6

Residential Detached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1962
Frontage(feet): 100.00	Bathrooms: 2	Age: 64
Frontage(metres): 30.48	Full Baths: 2	Zoning: RS-1B
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$6,029.31
Lot Area (sq.ft.): 12,337.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.28	P.I.D.: 025-208-659	Tax Inc. Utilities?: No
Flood Plain:	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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 8, PLAN LMP52071, DISTRICT LOT 244, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,389	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Bsmt 3
Finished Floor (Basement):	1,295	Main	Primary Bedroom	11'5' x 13'			x	
Finished Floor (Total):	2,684sq. ft.	Main	Bedroom	11' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	10'6' x 8'			x	
Grand Total:	2,684sq. ft.	Bsmt	Recreation Room	15' x 19'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Hobby Room	14' x 10'			x	
		Bsmt	Laundry	9' x 11'			x	
		Bsmt	Bedroom	12' x 15'			x	
		Bsmt	Other	10' x 10'			x	
Suite:				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

Welcome to this spacious 4 bedroom, 2 bathroom home sitting on a large 12,000+ sq. ft. lot. This property offers incredible potential with the possibility to sub-divide (please confirm with city), making it an excellent opportunity for investors, builders, or families looking for future value. The home itself features generous living spaces and a functional layout, while the expansive yard provides endless options for outdoor living, gardening, or redevelopment. Conveniently located close to schools, shopping, and major routes, this is a rare chance to secure a property with both present comfort and future potential.



Presented by:
Doc Livingston PREC*

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Active
R3016341
Board: V
House with Acreage

14244 SILVER VALLEY ROAD

Maple Ridge
Silver Valley
V4R 2R3

Residential Detached

\$1,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,600,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 1948
Frontage(feet): 187.00	Bathrooms: 6	Age: 78
Frontage(metres): 57.00	Full Baths: 6	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,369.37
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 3.17	P.I.D.: 006-415-865	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **15** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT LOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
PID: 006-415-873

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above	4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above	3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main	3
Finished Floor (Total):	3,591sq. ft.	Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2	3
Unfinished Floor:	0	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2	3
Grand Total:	3,591sq. ft.	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2	3
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3		
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3		
Suite: Other		Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9		
Basement: Crawl		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3		
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10		
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 27	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.



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Active
R3084320
Board: V
House/Single Family

19610 117A AVENUE

Pitt Meadows
South Meadows
V3Y 1R8

Residential Detached

\$1,348,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,398,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 0.00	Bathrooms: 3	Age: 50
Frontage(metres):	Full Baths: 2	Zoning: R-6
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,600.03
Lot Area (sq.ft.): 7,920.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 001-741-080	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No : No 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 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **1/4 Blk.** Dist. to School Bus: **2 Blk.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **:Foreclosure**
Floor Finish: **Mixed**

Legal: **LOT 1059, PLAN NWP46198, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	778	Main	Living Room	19'5 x 13'4	Above	Other	9'9 x 7'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 10'10	Above	Primary Bedroom	14'0 x 12'3	Main 2
Finished Floor (Below):	465	Main	Kitchen	14'11 x 8'5			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	9'10 x 5'10			x	Above 5
Finished Floor (Total):	2,440sq. ft.	Main	Family Room	19'1 x 14'11			x	
Unfinished Floor:	15	Main	Foyer	16' x 6'			x	
Grand Total:	2,455sq. ft.	Main	Other	8'9 x 8'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bar Room	14' x 12'3			x	
Suite: None		Above	Walk-In Closet	8' x 6'7			x	
Basement: Crawl		Above	Bedroom	11'6 x 9'1			x	
		Above	Bedroom	14'11 x 9'9			x	
		Above	Laundry	6'6 x 4'9			x	
		Above	Other	6'7 x 8'			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **1**

of Rooms: **15**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

Located on a quiet cul-de-sac in the South Meadows area of Pitt Meadows, this updated family home offers a balance of space, privacy, and convenience. The neighborhood is primarily residential, with low traffic and a stable community feel, and is near schools, parks, shopping, restaurants, and recreation. The home sits on a level, fully fenced lot with mature landscaping and strong curb appeal. Interior updates provide a functional living space across multiple levels, including generous living and family areas and three bedrooms upstairs. A detached garage/workshop and additional storage enhance usability. Easy access to major routes and local amenities makes this property well suited for families or buyers seeking long-term value. Open House Sun. Mar. 1. 1:30 to 4. Tks Luke



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Active
R3089122
Board: V
House/Single Family

22328 ST ANNE AVENUE

Maple Ridge
West Central
V2X 2E8

Residential Detached

\$1,649,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,649,000
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:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

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

Dist. to School Bus:
Land Lease Expiry Year:

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	270	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 10'			x	
Finished Floor (Below):	0	Main	Kitchen	10' x 8'			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	1,369sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,369sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 3	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 (possibly more) 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
R3086398
Board: V
House/Single Family

13439 235 STREET

Maple Ridge
Silver Valley
V4R 2W3

Residential Detached

\$1,848,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,848,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2010
Frontage(feet): 60.00	Bathrooms: 5	Age: 16
Frontage(metres): 18.29	Full Baths: 3	Zoning: RES
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,640.47
Lot Area (sq.ft.): 8,109.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 028-047-516	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Greenbelt		
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, Stone, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :As is where is**
Fixtures Rmvd: **:As is where is**
Floor Finish:

Legal: **LOT 21, PLAN BCP42355, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,334	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,707	Main	Living Room	15' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	11' x 11'			x	Main 2
Finished Floor (Below):	1,328	Main	Kitchen	13' x 15'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	13' x 15'			x	Above 4
Finished Floor (Total):	4,369sq. ft.	Above	Primary Bedroom	13' x 14'			x	Below 4
Unfinished Floor:	0	Above	Bedroom	11' x 11'			x	Below 2
Grand Total:	4,369sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Games Room	13' x 24'			x	
		Above	Library	10' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	14' x 15'			x	
		Below	Living Room	16' x 14'			x	
		Below	Kitchen	15' x 14'			x	
		Below	Bedroom	10' x 12'			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Fully Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 13							

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

Court Ordered Sale. "As is where is" 8000 sqft lot with a large landscaped greenbelt plus yard upgrades. This home features office on main, upgraded gourmet kitchen, air conditioning, tripe garage, SS appliances, home automation, full yard irrigation, wide concrete entry with private gate; upstairs has 3 beds with open loft area; downstairs has rec room plus 1 bed suite with separate entry. Home with lots of privacy natural views!



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Active
R3096414
Board: V
House with Acreage

24109 124 AVENUE

Maple Ridge
Websters Corners
V4R 1N3

Residential Detached

\$2,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,550,000
Meas. Type: Metres	Bedrooms: 3	Approx. Year Built: 1986
Frontage(feet): 275.95	Bathrooms: 3	Age: 40
Frontage(metres): 84.11	Full Baths: 2	Zoning: RS2
Depth / Size: 48.22	Half Baths: 1	Gross Taxes: \$11,684.96
Lot Area (sq.ft.): 43,560.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 1.00	P.I.D.: 004-526-902	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv: Academy Park		
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:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **5** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2, PLAN NWP72259, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Pool; Outdoor, Workshop Detached**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Storage Shed, Swimming Pool Equip., Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,207	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	929	Main	Foyer	13'4 x8'10			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Den	10'4 x9'10			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	13'8 x10'11			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	10'1 x7'7			x	Above	4
Finished Floor (Total):	2,136sq. ft.	Main	Family Room	14'11 x13'11			x		
Unfinished Floor:	0	Main	Living Room	13'8 x24'8			x		
Grand Total:	2,136sq. ft.	Main	Laundry	8'11 x6'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'3 x14'1			x		
Suite: None		Above	Walk-In Closet	5'1 x12'7			x		
Basement: Crawl		Above	Bedroom	12'9 x11'4			x		
		Above	Bedroom	14'1 x9'			x		
		Above	Flex Room	13'10 x12'7			x		
				x			x		
Crawl/Bsmt. Height: 4'	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Welcome to Academy Park—one of the area's most sought-after neighbourhoods! This beautifully updated 2-storey home offers 3 bedrooms, 3 bathrooms, plus a versatile den on a private 1-acre corner lot. Enjoy an updated kitchen, modernized bathrooms, upgraded plumbing, and air conditioning for year-round comfort. Step outside to a massive 2,200 sq ft deck with a cedar gazebo and above-ground pool—perfect for entertaining. A large shop and triple car garage provide ideal space for the handyman, car enthusiast, or extra storage. Walking distance to Meadow Ridge Private School. First time on the market—this is one you need to see for yourself!