

Active
R3131040
Board: V
Apartment/Condo

206 22277 122 AVENUE

Maple Ridge
West Central
V2X 3X8

Residential Attached

\$334,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$345,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: RM-5
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,444.91
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 019-147-155	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: The Gardens		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 23 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT STRATAPLAN LMS1802 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Gated Complex, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main): 734	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 INC	Mgmt. Co's #: 604-229-8116
Finished Floor (Below): 0	Maint Fee: \$467.44	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal	
Finished Floor (Total): 734 sq. ft.		
Unfinished Floor: 0		
Grand Total: 734 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	

Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs:
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'0 x 9'8	1	Main	4	No
Main	Dining Room	9'1 x 10'5	2			No
Main	Kitchen	7'7 x 8'4	3			No
Main	Primary Bedroom	15'8 x 12'0	4			No
Main	Walk-In Closet	7'1 x 4'1	5			No
Main	Den	8'11 x 9'3	6			No
		x	7			No
		x	8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Welcome to The GARDENS. This spacious 1 bed + den condo offers a functional open-concept layout in a quiet neighbourhood of Maple Ridge. The generous living area features laminate flooring, a cozy gas fireplace, and large windows that fill the space with natural light. A versatile bonus den is perfect for a home office or 2nd bedroom. Enjoy your morning coffee or entertain on the wrap-around balcony, offering plenty of room for outdoor living. This unit also comes with 2 secure underground parking stalls and 1 storage locker. Ideally located within walking distance to schools and transit and just minutes from shopping and restaurants. Book a private showing today!

Active R3113099 Board: V Apartment/Condo	107 11963 223 STREET Maple Ridge West Central V2X 5Y4	Residential Attached \$360,000 (LP) (SP)																																																															
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$425,000</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 2</td> <td>Approx. Year Built: 1990</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 2</td> <td>Age: 36</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 2</td> <td>Zoning: STRATA</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$3,527.00</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2025</td> </tr> <tr> <td>Flood Plain: No</td> <td>P.I.D.: 015-993-850</td> <td>Tax Inc. Utilities?: No</td> </tr> <tr> <td>View: No</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv:</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water</td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: City/Municipal</td> <td>Water Supply: City/Municipal</td> <td></td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$425,000	Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990	Frontage(feet):	Bathrooms: 2	Age: 36	Frontage(metres):	Full Baths: 2	Zoning: STRATA	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,527.00	Sq. Footage: 0.00		For Tax Year: 2025	Flood Plain: No	P.I.D.: 015-993-850	Tax Inc. Utilities?: No	View: No		Tour:	Complex / Subdiv:			First Nation			Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water			Sewer Type: City/Municipal	Water Supply: City/Municipal																												
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Legal: STRATA LOT 9, PLAN NWS3233, DISTRICT LOT 398, 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																																																																	
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Listing Broker(s): RE/MAX Sabre Realty Group																																																																	
Step into homeownership with this bright, well-kept unit in a super convenient Maple Ridge location. Perfect for first-time buyers, investors, or anyone looking to get a smart foothold in the market. The layout is functional and comfortable, offering a welcoming living and dining space that just feels right the moment you walk in. The kitchen has plenty of storage and workspace, while the bedroom is generously sized for real everyday living. Enjoy your own private outdoor space for morning coffee or evening downtime. You're just minutes to shopping, parks, schools, transit, and all the essentials. If you've been waiting for the right opportunity at an affordable price point, this could be it. Don't wait on this one. . Pets allowed up to 18"																																																																	

Active
R3071246

Board: V
Townhouse

39 21555 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 3G6

Residential Attached

\$387,000 (LP)

(SP) **M**



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		Tour:
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: **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: **0** 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. BONUS INCLUDES: newer furnace. Sharp price to get into the market or great opportunity for a shrewd investor!

Active
R3131649
Board: V
Apartment/Condo

418 12075 EDGE STREET

Maple Ridge
East Central
V2X 9E6

Residential Attached

\$405,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$405,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 1	Age: 13
Frontage(metres):	Full Baths: 1	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,571.87
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 029-070-261	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Edge on Edge		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **Half a block** Dist. to School Bus: **2 Minute Walk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 65, PLAN EPS1223, SECTION 20, TOWNSHIP 12, 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 V**

Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): **638**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **638 sq. ft.**
Unfinished Floor: **0**
Grand Total: **638 sq. ft.**

Units in Development: **77**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$379.84**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 5**

Bylaws Restrictions: **Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	11'4 x 9'0
Main	Dining Room	11'4 x 6'2
Main	Kitchen	12' x 11'
Main	Den	7'0 x 5'4
Main	Primary Bedroom	12'9 x 9'9
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2			No
3			No
4			No
5			No
6			No
7			No
8			No

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

Well appointed 1 bedroom plus den residence in the sought after Edge on Edge development. Thoughtfully designed floor plan featuring an open concept living area, spacious bedroom with dual his and hers closets, and a versatile den ideal for a home office or guest space. The kitchen offers ample cabinetry, quartz countertops, and plenty of workspace for everyday living. Convenient in suite laundry included. Centrally located in the heart of Maple Ridge, just steps to shopping, restaurants, recreation, transit, the library, leisure centre, and Haney Place Mall, with easy access to the West Coast Express for commuters. An excellent opportunity for first time buyers, investors, or those looking to downsize. Buyer to verify all information if deemed important.

Active
R3109793
Board: V
Apartment/Condo

215 11665 HANEY BYPASS

Maple Ridge
West Central
V2X 8W9

Residential Attached

\$409,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$479,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet): 0.00	Bathrooms: 2	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,680.78
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 027-236-099	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Haney's Landing		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 23, PLAN BCS2550, DISTRICT LOT 398, 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 V**

Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

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

Finished Floor (Main): 961	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Profile Properties	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$435.29	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 961 sq. ft.			
Unfinished Floor: 0			
Grand Total: 961 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 3'11			x	1	Main	5	Yes
Main	Kitchen	9'3 x 8'4			x	2	Main	4	No
Main	Dining Room	13'3 x 7'0			x	3			
Main	Living Room	14'8 x 11'11			x	4			
Main	Primary Bedroom	10'9 x 9'9			x	5			
Main	Bedroom	10'7 x 9'7			x	6			
Main	Den	7'5 x 7'1			x	7			
		x			x	8			

Listing Broker(s): **Century 21 Creekside Realty**

Updated 2 bedroom + den home featuring 2 full bathrooms and a bright, spacious layout. Ideal wide floorplan with bedrooms on opposite sides for added privacy. The kitchen offers granite countertops, while the primary bedroom includes his & hers closets and a full ensuite with double sinks, soaker tub, and separate shower. Enjoy a peaceful greenbelt view plus the convenience of in-suite storage. Well-managed complex with great amenities including a party room, fully equipped gym, and guest suite. Ample visitor parking and a private dog park add to the appeal. Easy access to the West Coast Express via a dedicated walking path.

Active
R3111780
Board: V
Apartment/Condo

408 11703 FRASER STREET

Maple Ridge
East Central
V2X 9A7

Residential Attached

\$439,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$524,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 1	Age: 4
Frontage(metres):	Full Baths: 1	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,015.95
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-987-991	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: Sierra Ridge		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete, Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:
Fuel/Heating: **Electric**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 71, PLAN EPS9123, DISTRICT LOT 398, 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 V**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main): 861	Units in Development: 82	Tot Units in Strata: 5 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Fraser Property Management	Mgmt. Co's #: 604-466-7021
Finished Floor (Below): 0	Maint Fee: \$367.45	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal	
Finished Floor (Total): 861 sq. ft.		
Unfinished Floor: 0		
Grand Total: 861 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Suite:	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%	
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	
# of Levels: 1		
# of Rooms: 6		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'2 x 10'	1	Main	3	No
Main	Dining Room	14'2 x 6'	2			
Main	Living Room	14'2 x 10'4	3			
Main	Primary Bedroom	14'2 x 9'11	4			
		x	5			
Main	Den	10'6 x 7'4	6			
Main	Foyer	5'10 x 5'7	7			
		x	8			

Listing Broker(s): **Macdonald Realty**

Price Improvement. 1 Bed, 1 Bath with walk-in closets. Open-concept living space features 9' ceilings, stainless steel appliances, wood cabinetry, pantry, and stone countertops. Large rooftop common area with sweeping views. Walk to schools, shopping, and transit. 2 Parking 48 & 49 B2. Locker 71.

Active R3142480 Board: V Apartment/Condo	306 22226 BROWN AVENUE Maple Ridge West Central V2X 4R2	Residential Attached \$598,000 (LP) (SP)																																																																																													
	<table style="width:100%;"> <tr> <td style="width:33%;"> Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: ERA First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal </td> <td style="width:33%;"> If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 031-835-520 </td> <td style="width:33%;"> Original Price: \$598,000 Approx. Year Built: 2022 Age: 4 Zoning: CD-1 Gross Taxes: \$3,397.19 For Tax Year: 2025 Tax Inc. Utilities?: No Tour: </td> </tr> </table>		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: ERA First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 031-835-520	Original Price: \$598,000 Approx. Year Built: 2022 Age: 4 Zoning: CD-1 Gross Taxes: \$3,397.19 For Tax Year: 2025 Tax Inc. Utilities?: No Tour:																																																																																										
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<table style="width:100%;"> <tr> <td style="width:50%;"> Style of Home: Corner Unit, Upper Unit Construction: Concrete, Frame - Wood Exterior: Glass, Fibre Cement Board Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Heat Pump Outdoor Area: Balcony(s) Type of Roof: Torch-On </td> <td style="width:50%;"> Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking: Garage; Underground Dist. to Public Transit: 1 blk Dist. to School Bus: 2 blks Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile </td> </tr> </table>		Style of Home: Corner Unit, Upper Unit Construction: Concrete, Frame - Wood Exterior: Glass, Fibre Cement Board Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Heat Pump Outdoor Area: Balcony(s) Type of Roof: Torch-On	Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking: Garage; Underground Dist. to Public Transit: 1 blk Dist. to School Bus: 2 blks Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile																																																																																												
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Legal: STRATA LOT 113, PLAN EPS7732, 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 V																																																																																															
Amenities: Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage																																																																																															
Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove																																																																																															
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Listing Broker(s): Stonehaus Realty Corp.																																																																																															
Welcome to Era in the heart of Maple Ridge. This open-concept 2 bedroom + flex offers a bright and functional layout with 9' ceilings. The modern kitchen features Italian-inspired cabinetry, quartz countertops, stainless steel appliances, a gas cooktop, and a large island. The living and dining area flows to a covered balcony spanning the full width of the home, perfect for relaxing and entertaining. The primary bedroom fits a king bed with spacious walk-in closet and cheater ensuite. The flex/den can be used as an office or bedroom, offering a great flexibility. Additional features include a heat pump for heating and cooling, engineered hardwood floors throughout, and a full-size washer and dryer. Located close to parks, transit, shopping, and restaurants.																																																																																															

Active
R3141171
Board: V
Townhouse

82 12099 237 STREET

Maple Ridge
East Central
V4R 2C3

Residential Attached

\$599,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$599,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,353.51
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 018-654-304	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: GABRIOLA		
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, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, Visitor Parking**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 82, PLAN LMS988, SECTION 21, TOWNSHIP 12, 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: **Playground**

Site Influences:
Features:

Finished Floor (Main): **542**
Finished Floor (Above): **761**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,303 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,303 sq. ft.**

Units in Development: **119**
Exposure: **West**
Mgmt. Co's Name: **BAYSIDE PROPERTY SERVICES**
Maint Fee: **\$501.70**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **119** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-629-8764**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

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

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	12'10 x 3'	Above	Bedroom	11'6 x 10'1	1	Above	4	No
Main	Living Room	12'2 x 10'10	Above	Laundry	5' x 2'7	2	Above	3	Yes
Main	Dining Room	11'10 x 8'9			x	3			
Main	Kitchen	10'2 x 8'4			x	4			
Main	Eating Area	9'2 x 6'4			x	5			
Above	Primary Bedroom	16'8 x 9'9			x	6			
Above	Walk-In Closet	7'8 x 5'5			x	7			
Above	Bedroom	10'7 x 10'3			x	8			

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

WOW!! Gabriola complex-a great spot to raise a family. The kids will enjoy the playground. You will enjoy the location close to schools, parks and shopping. Downtown M/R is only a short drive. Access to the highway, transit and local pubs and restaurants are all within reach. Nice layout with this unit. Main floor features include a secure single garage, kitchen with maple cabinetry and a breakfast bar overlooking the eating area, formal dining room with access door to the back yard, living room with gas fireplace. Upper floor has generous sized bedrooms and the primary bedroom has a vaulted ceiling, walk in closet and 3pc showered en-suite. You will find the laundry ever so convenient right off the bedrooms. Features: Vaulted ceilings, large windows, wood floors in formal area plus more.