

Active R3134053 Board: V Manufactured	55 21163 LOUGHEED HIGHWAY Maple Ridge Southwest Maple Ridge V2X 2R4	Residential Detached \$115,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$115,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1969
Frontage(feet): 30.00	Bathrooms: 1	Age: 57
Frontage(metres): 9.14	Full Baths: 1	Zoning: CS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$372.44
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 300-023-314	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: Val Maria		
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	Total Parking: 2	Covered Parking: 1	Parking Access:
Construction: Manufactured/Mobile	Parking: Carport; Single, Open		
Exterior: Aluminum	Driveway Finish:		
Foundation: Other	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Leasehold not prepaid-NonStrata	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Metal, Torch-On			

Legal: **GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 12463, BAY # 55, 15312VALMARIA MOTEL MANUFACTURED HOME PARK**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	846	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'9 x 11'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 11'9			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'8 x 11'9			x	
Finished Floor (Basement):	0	Main	Bedroom	8'11 x 6'6			x	
Finished Floor (Total):	846sq. ft.	Main	Mud Room	10'9 x 8'3			x	
Unfinished Floor:	0	Main	Flex Room	8'3 x 7'1			x	
Grand Total:	846sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$916.00				
# of Kitchens: 1	# of Rooms: 6	MHR#: 012463	CSA/BCE: 432435	Maint. Fee:				
		ByLaw Restrictions:						

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

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Welcome to Val Maria, a well-managed 55+ ages manufactured home community in the heart of Central Maple Ridge! This well maintained single wide manufactured home offers 2 bedrooms, 1 bathroom, and over 800 sq. ft. of comfortable living space. A covered entry porch welcomes you into the mudroom and functional kitchen, which overlooks the bright living room. Both bedrooms feature closets, and there is an additional flex room that can be used as a home office, hobby room, or extra storage space. Step out onto the rear porch and enjoy your spacious private yard, complete with a storage shed. The home also features a new electrical silver label and covered carport parking. Monthly pad rent is \$916, and up to two small pets are permitted. Why settle for strata living when you can live here?!

Active
R3118807
Board: V
House/Single Family

11961 248 STREET

Maple Ridge
Cottonwood MR
V4R 1H9

Residential Detached

\$890,000 (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.): **0.00** 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:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Garage; 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 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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	14'3 x 11'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 8'6			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	11'10 x 7'6			x	Bsmt	3
Finished Floor (Basement):	1,100	Main	Primary Bedroom	18'3 x 11'6			x		
		Main	Bedroom	11' x 14'9			x		
Finished Floor (Total):	2,200sq. ft.	Main	Bedroom	11'2 x 8'6			x		
Unfinished Floor:	0	Bsmt	Bedroom	11' x 14'9			x		
Grand Total:	2,200sq. ft.	Bsmt	Bedroom	13' x 9'9			x		
		Bsmt	Recreation Room	20'5 x 13'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	10'3 x 9'5			x		
		Bsmt	Other	11'4 x 11'			x		
Suite: Other		Bsmt	Kitchen	11'4 x 11'0			x		
Basement: Full				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 12	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 lot, updated furnace and hot water tank, vinyl windows, single garage. Allow 24 hour notice for showings OPEN HOUSE SUNDAY JUNE 28 FROM 12 TO 2

Active
R3114428
Board: V
House/Single Family

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

Residential Detached
\$920,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
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: West	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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

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: **No :**
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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	755	Main	Living Room	14' x 13'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'10 x 10'6"			x	Above 4
Finished Floor (Below):	0	Main	Dining Room	13'6 x 9'			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	13'5 x 7'6"			x	Below 2
Finished Floor (Total):	1,859sq. ft.	Above	Primary Bedroom	15' x 11'6"			x	
Unfinished Floor:	0	Above	Bedroom	14'4 x 9'3"			x	
Grand Total:	1,859sq. ft.	Above	Bedroom	11' x 9'7"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	14'6 x 12'			x	
		Below	Bedroom	10' x 8'			x	
		Below	Laundry	8'6 x 6'3"			x	
		Below	Foyer	10' x 4'6"			x	
				x			x	
				x			x	

Suite: None	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	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.

Active
R3139781
Board: F
House/Single Family

8627 HENDERSON STREET

Mission
Mission BC
V2V 7P9

Residential Detached
\$938,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$938,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2004**
Frontage(feet): **55.76** Bathrooms: **3** Age: **22**
Frontage(metres): **17.00** Full Baths: **3** Zoning: **UC465**
Depth / Size: **98.85** Half Baths: **0** Gross Taxes: **\$4,145.11**
Lot Area (sq.ft.): **5,511.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.13** P.I.D.: **025-741-233** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv: **Cedar Valley Estates**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Sanitation** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

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

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 4, PLAN BCP7108, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Dishwasher**

Finished Floor (Main):	1,369	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	29'7 x 19'3	Below	Bedroom	10'7 x 9'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'8 x 6'8	Below	Recreation Room	26'7 x 15'2	Main	4
Finished Floor (Below):	1,004	Main	Kitchen	12'8 x 8'4			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	14'5 x 13'7			x	Below	4
		Main	Walk-In Closet	4'8 x 4'			x		
Finished Floor (Total):	2,373sq. ft.	Main	Other	7'11 x 7'10			x		
Unfinished Floor:	0	Main	Bedroom	10'1 x 10'			x		
Grand Total:	2,373sq. ft.	Main	Bedroom	10'7 x 10'2			x		
		Main	Other	7'11 x 4'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	10'1 x 8'7			x		
		Below	Den	10' x 9'2			x		
Suite:		Below	Laundry	9'2 x 5'6			x		
Basement:Full		Below	Other	8'1 x 5'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 15	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

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

The property is located in Mission's established Cedar Valley neighborhood, a family-oriented community that offers convenient access to a wide range of shopping, recreational, and everyday amenities. Residents are just a short drive from grocery stores, restaurants, coffee shops, pharmacies, banks, and other retail services in both Cedar Valley and downtown Mission. The area also provides excellent recreational opportunities, including parks, playgrounds, walking and cycling trails, sports fields, fitness facilities, community centers, and nearby golf courses. Outdoor enthusiasts can enjoy easy access to the Fraser River, local hiking trails, and the surrounding mountain scenery. Combined with nearby schools and community services, the location offers a desirable balance of convenience.

Active R3120270 Board: F House/Single Family	8530 FENNEL STREET Mission Mission BC V4S 1M2	Residential Detached \$975,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,031,990
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2004
Frontage(feet): 58.00	Bathrooms: 4	Age: 22
Frontage(metres): 17.68	Full Baths: 4	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,481.19
Lot Area (sq.ft.): 5,016.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 026-024-161	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: No		
Fireplace Fuel: Natural Gas	Floor Finish:		
Fuel/Heating: Natural Gas			
Outdoor Area: Sundeck(s)			
Type of Roof: Asphalt			

Legal: **LOT 7, PLAN BCP12707, SECTION 29, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	1,079	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,512	Main	Kitchen	11'10 x 10'5	Above	Bedroom	9' x 15'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'2 x 17'11			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'10 x 9'8			x	Main 4
Finished Floor (Basement):	0	Main	Laundry	8'2 x 11'10			x	Above 4
Finished Floor (Total):	2,591sq. ft.	Main	Foyer	8'5 x 10'6			x	Above 4
Unfinished Floor:	0	Main	Bedroom	10'4 x 9'11			x	
Grand Total:	2,591sq. ft.	Main	Bedroom	13'10 x 11'4			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	10'3 x 17'11			x	
		Above	Family Room	14'10 x 13'8			x	
		Above	Great Room	23'2 x 20'5			x	
Suite: Unauthorized Suite		Above	Primary Bedroom	11'4 x 18'4			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	8'11 x 13'			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): **RE/MAX 2000 Realty**

Court ordered sale. Located in Mission's sought after Cherry Meadows neighborhood, this well kept family home offers a functional layout with excellent flexibility for extended family or mortgage helper potential. The upper level features spacious living and dining areas, a bright kitchen with stainless steel appliances, and 3 generous bedrooms including a primary bedroom with ensuite. The lower level includes additional living space for the main home, along with a self contained 2 bedroom suit

Active R3053688 Board: F House/Single Family	34671 LOUGHEED HIGHWAY Mission Hatzic V2V 6T1	Residential Detached \$997,500 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2005
Frontage(feet): 180.00	Bathrooms: 4	Age: 21
Frontage(metres): 54.86	Full Baths: 3	Zoning: R930
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,701.54
Lot Area (sq.ft.): 17,424.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 024-732-044	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Fraser River & Mountains		
Complex/Subdiv: HATZIC		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 10	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/ Carport, Open, RV Parking Avail.		
Exterior: Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: Yes :Chattels		
	Floor Finish:		

Legal: **LOT A, PLAN LMP45181, DISTRICT LOT 6, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	1,121	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,140	Main	Living Room	13'3 x 24'8	Bsmt	Bedroom	12'5 x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	31' x 19'6	Bsmt	Bedroom	10' x 10'	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'6 x 13'			x	Above 4
Finished Floor (Basement):	1,146	Above	Primary Bedroom	13'5 x 18'2			x	Above 4
Finished Floor (Total):	3,407sq. ft.	Above	Walk-In Closet	5'3 x 5'3			x	Bsmt 3
Unfinished Floor:	0	Above	Bedroom	9'11 x 13'3			x	
Grand Total:	3,407sq. ft.	Above	Bedroom	12'2 x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Nook	7'2 x 13'2			x	
		Above	Laundry	5' x 7'7			x	
Suite: None		Bsmt	Media Room	12'5 x 22'			x	
Basement: Full, Fully Finished		Bsmt	Foyer	3'8 x 7'8			x	
		Bsmt	Storage	7'3 x 13'2			x	
		Bsmt	Utility	5'8 x 13'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Top Producers Realty Ltd.**

Two-storey home with a full basement, located in Hatzic! This residence features an expansive open-concept layout, highlighted by rich cherry hardwood flooring throughout the extra-large living room. The custom chef's kitchen complete with a massive granite island, and plenty of space for cooking and entertaining. Retreat to the primary suite featuring his-and-hers closets and a spacious ensuite. With a total of 5 bedrooms and 4 bathrooms, there's plenty of room for family and guests. Enjoy spectacular outdoor living with a wraparound deck offering breathtaking views of the Fraser River and valley, fire pit area, and a covered gazebo perfect for year-round entertaining. The large, level, fully fenced yard is ideal for families. Plus, there's a workshop and ample parking for all your toys!

Active
R3095791
Board: V
House/Single Family

11394 240 STREET

Maple Ridge
Cottonwood MR
V2W 0B4

Residential Detached

\$1,050,000 (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.

Active R3112860 Board: F House/Single Family	66 14500 MORRIS VALLEY ROAD Mission Lake Errock VOM 1A1	Residential Detached \$1,064,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,074,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 55.00	Bathrooms: 4	Age: 2
Frontage(metres): 16.76	Full Baths: 3	Zoning: PRD-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,612.55
Lot Area (sq.ft.): 6,710.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 026-411-431	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Mountains & Golf Course		
Complex/Subdiv: Eagle Point Estates		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Community	Water Supply: Community	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, RV Parking Avail., Visitor Parking		
Exterior: Fibre Cement Board, Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold Strata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel: Propane Gas	Fixtures Rmvd: No :		
Fuel/Heating: Baseboard, Forced Air, Propane Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **STRATA LOT 66, PLAN BCS1492, SECTION 35, TOWNSHIP 3, RANGE 30, MERIDIAN W6, 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: **Garden, In Suite Laundry, Storage**

Site Influences: **Golf Course Dev., Golf Course Nearby, Marina Nearby, Recreation Nearby, Ski Hill Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Security - Roughed In**

Finished Floor (Main):	1,394	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,664	Main	Foyer	7'2 x 25'6			x	Floor #Pcs
Finished Floor (Abv/Main2):	0	Main	Kitchen	21'0 x 9'4			x	Main 2
Finished Floor (Below):	0	Main	Living Room	21'0 x 14'9			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	15'11 x 12'0			x	Above 3
Finished Floor (Total):	3,058sq. ft.	Main	Walk-In Closet	7'11 x 5'6			x	Above 3
Unfinished Floor:	0	Main	Office	8'10 x 12'1			x	
Grand Total:	3,058sq. ft.	Main	Laundry	6'8 x 5'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	21'11 x 14'7			x	
Suite:		Above	Walk-In Closet	7'4 x 5'3			x	
Basement: Crawl		Above	Bedroom	16'2 x 11'10			x	
		Above	Walk-In Closet	7'4 x 5'4			x	
		Above	Bedroom	15'0 x 13'6			x	
		Above	Flex Room	16'2 x 11'7			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee: \$95.00				
		ByLaw Restrictions: Pets Allowed, Rentals Allowed						

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

NEW DREAM HOME backing SANDPIPER GOLF COURSE! HIGH END finishings INSIDE/OUT incl. 2 tone Hardi Exterior, stained CEDAR Soffits, FRAMELESS Glass railings & OVER-HEIGHT Double Garage (12' ceiling) w/ POLISHED floor! Main level features 18' CEILINGS with CHEFS DREAM kitchen centred by 5'x10' Full Slab Island capable of seating 8 people! Seamless Quartz Backsplash over Gas Range, wine fridge & quality waterproof VINYL PLANK floors! Double French doors lead to optional MAIN FLOOR PRIMARY w/ 5 pc ENSUITE incl. free standing TUB & RAIN shower! Alternate PRIMARY BED above w/ luxurious ENSUITE + 2 more HUGE rooms large enough for KING Beds all w/ W.I.C's! Flex Room above with 12' sliding walkout to one of 2 COVERED VIEW decks gazing out to golf course. Grow with Morris Valley! Quick Possession!

Active R3130121 Board: V House/Single Family	21729 124 AVENUE Maple Ridge West Central V2X 4H6	Residential Detached \$1,069,800 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,069,800
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:	Half Baths: 0	Gross Taxes: \$6,029.31
Lot Area (sq.ft.): 12,338.00	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: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Natural Gas	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Wood			

Legal: **LOT B DISTRICT LOT 244 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP52071**

Amenities:

Site Influences:

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 13'0"			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	
		Bsmt	Hobby Room	14' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	9' x 11'			x	
		Bsmt	Bedroom	12' x 15'			x	
		Bsmt	Other	10' x 10'			x	
Suite: None				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): **Royal LePage Global Force Realty** **Royal LePage Global Force Realty**

Rare Investment Opportunity! Situated on a massive 12,338 SQFT lot in the highly desirable West Central Maple Ridge neighbourhood, this property offers exceptional potential for investors, builders, and future homeowners. The spacious home features 4 bedrooms, 2 bathrooms, generous living spaces, and a functional family-friendly layout. The expansive lot provides ample room for outdoor enjoyment, future expansion, or redevelopment. Ideally located close to parks, schools, shopping, transit, and major commuter routes. A prime holding property with outstanding future upside in a sought-after location. Property is being sold "as is, where is."

Active R3106136 Board: F House/Single Family	33941 PRENTIS AVENUE Mission Mission BC V2V 0G5	Residential Detached \$1,099,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2024
Frontage(feet): 0.00	Bathrooms: 5	Age: 2
Frontage(metres):	Full Baths: 5	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,165.38
Lot Area (sq.ft.): 25,726.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.59	P.I.D.: 030-340-811	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage; Double		
Exterior: Metal, Stone	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish:		

Legal: **LOT 34, PLAN EPP78491, SECTION 22, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,332	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	9'1 x 3'9	Bsmt	Bedroom	11'4 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'1 x 10'1	Bsmt	Bedroom	10'0 x 10'3	Main 4
Finished Floor (Below):	1,289	Main	Dining Room	11'10 x 10'5	Bsmt	Living Room	22'4 x 19'1	Main 3
Finished Floor (Basement):	1,325	Main	Living Room	15'3 x 12'6	Bsmt	Utility	12'0 x 7'1	Below 4
Finished Floor (Total):	3,946sq. ft.	Main	Primary Bedroom	12'11 x 11'11			x	Below 4
Unfinished Floor:	0	Main	Walk-In Closet	7'10 x 5'1			x	Bsmt 4
Grand Total:	3,946sq. ft.	Main	Bedroom	11'11 x 9'8			x	
		Below	Bedroom	12'3 x 11'2			x	
		Below	Bedroom	13'5 x 10'8			x	
		Below	Bedroom	11'11 x 10'8			x	
		Below	Living Room	19'1 x 12'1			x	
		Below	Bedroom	10'0 x 9'5			x	
		Bsmt	Media Room	13'0 x 12'10			x	
Suite:		Manuf Type:		Registered in MHR?:	PAD Rental:			
Basement: Fully Finished, Separate Entry		MHR#:		CSA/BCE:	Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 17							

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

Brand new 8 BED, 5 BATH home offering exceptional space and flexibility for growing or multi-generational families. Thoughtfully designed with a main floor primary bedroom for added convenience, this home also offers excellent suite potential for extended family or future income options. Quality features include a heat pump, radiant in-floor heating, and an EV-wired garage for modern comfort and efficiency. Backing onto greenspace for added privacy, this home is bright, spacious, and functional throughout—all just steps from Heritage Park Middle School and Heritage Child Care Centre, making it a fantastic choice for families.

Active
R3137814
Board: V
House/Single Family

23622 111A AVENUE

Maple Ridge
Cottonwood MR
V2W 2G1

Residential Detached

\$1,099,900 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 21
Frontage(metres):	Full Baths: 3	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,022.21
Lot Area (sq.ft.): 3,530.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.08	P.I.D.: 026-024-870	Tax Inc. Utilities?:
Flood Plain:		Tour:
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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
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: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**
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** :**SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: :**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:

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

Features:

Finished Floor (Main):	1,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,038	Main	Foyer	16'10 x 11'8	Bsmt	Laundry	7' x 3'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'8 x 11'6			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'10 x 8'			x	Above 4
Finished Floor (Basement):	743	Main	Family Room	14'5 x 14'2			x	Above 5
Finished Floor (Total):	2,826sq. ft.	Main	Kitchen	12'6 x 10'6			x	Bsmt 4
Unfinished Floor:	0	Main	Eating Area	12' x 6'6			x	
Grand Total:	2,826sq. ft.	Main	Laundry	4'7 x 3'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15' x 14'6			x	
Suite: Unauthorized Suite		Above	Bedroom	13'10 x 9'			x	
Basement: Full, Fully Finished		Above	Bedroom	13'10 x 10'			x	
		Above	Bedroom	10'7 x 10'7			x	
		Bsmt	Kitchen	14' x 10'4			x	
		Bsmt	Bedroom	18' x 13'3			x	

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

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

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

WOW!!! Beautiful 3 level home with a great in-law 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, transit etc.

Active
R3115238
Board: V
House/Single Family

22843 136A AVENUE

Maple Ridge
Silver Valley
V4R 0B4

Residential Detached

\$1,195,900 (LP)

(SP) **M**



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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,114	Main	Foyer	7'5 x8'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11'10 x13'1			x	Main	2
Finished Floor (Below):	1,216	Main	Kitchen	14'7 x14'5			x	Above	4
Finished Floor (Basement):	0	Main	Dining Room	12'1 x9'1			x	Above	3
Finished Floor (Total):	3,546sq. ft.	Main	Living Room	15'11 x17'10			x	Below	3
Unfinished Floor:	0	Above	Primary Bedroom	15'6 x13'10			x		
Grand Total:	3,546sq. ft.	Above	Walk-In Closet	6'4 x4'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'10 x13'7			x		
Suite: None		Above	Flex Room	10'3 x13'10			x		
Basement: Full		Above	Bedroom	11'4 x12'2			x		
		Below	Bedroom	14'7 x12'3			x		
		Below	Bedroom	10'10 x10'2			x		
		Below	Recreation Room	31'3 x17'7			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	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.

Active
R3118261
Board: F
House with Acreage

12302 CARDINAL PLACE

Mission
Steelhead
V4S 1L3

Residential Detached
\$1,235,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,300,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 2	Age: 22
Frontage(metres):	Full Baths: 2	Zoning: RU16
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,893.82
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 4.45	P.I.D.: 024-450-774	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: Mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Metal**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 7, PLAN LMS3830, SECTION 21, TOWNSHIP 18, 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: **Workshop Detached**

Site Influences: **Cul-de-Sac, Gated Complex, Private Setting, Private Yard, Treed**

Features:

Finished Floor (Main):	1,409	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'4 x 20'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'7 x 8'10			x	Main
Finished Floor (Below):	0	Main	Primary Bedroom	16'7 x 14'7			x	Main 4
Finished Floor (Basement):	1,268	Main	Bedroom	13'8 x 9'11			x	
Finished Floor (Total):	2,677sq. ft.	Main	Bedroom	10'1 x 8'10			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	4'11 x 7'9			x	
Grand Total:	2,677sq. ft.	Main	Kitchen	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10'4 x 11'11			x	
Suite: Unauthorized Suite		Bsmt	Pantry	10'2 x 7'11			x	
Basement: Full		Bsmt	Recreation Room	31'2 x 16'7			x	
		Bsmt	Recreation Room	18'5 x 16'7			x	
		Bsmt	Bedroom	17'3 x 21'1			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee: \$50.00				
		ByLaw Restrictions:	No Restrictions, Pets Allowed, Rentals Allowed					

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

Court ordered sale. 4.45 acre property with fully fenced perimeter and a mix of usable and treed land. Rancher with basement offering approximately 2,600 sq.ft. of total living space. Functional layout with multiple bedrooms and basement area. Attached 2 car garage. Detached shop approximately 1,200 sq.ft., suitable for storage or workshop use. Private setting with gated access and portions of the lot offering views towards Mt. Baker. Bare land strata with low monthly fee. Rural setting with reasonable access to amenities.

Active
R3089122
Board: V
House/Single Family

22328 ST ANNE AVENUE

Maple Ridge
West Central
V2X 2E8

Residential Detached

\$1,299,000 (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!

Active
R3119275
Board: V
House/Single Family

21528 DONOVAN AVENUE
Maple Ridge
West Central
V2X 3A1

Residential Detached
\$1,549,888 (LPL)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,888**
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: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

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

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

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,334	Bsmt	Foyer	12'2 x 5'10	Main	Family Room	13'0 x 13'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Bedroom	9'0 x 10'1	Main	Wok Kitchen	7'10 x 5'11	Bsmt 3
Finished Floor (Below):	0	Bsmt	Bedroom	10'10 x 12'9	Main	Primary Bedroom	10'11 x 17'11	Bsmt 3
Finished Floor (Basement):	1,512	Bsmt	Laundry	14'6 x 6'0	Main	Walk-In Closet	8'9 x 8'0	Main 3
Finished Floor (Total):	4,803sq. ft.	Bsmt	Bedroom	9'6 x 14'0	Main	Bedroom	9'9 x 12'2	Main 3
Unfinished Floor:	0	Bsmt	Bedroom	9'1 x 14'0	Main	Pantry	6'7 x 4'1	Main 3
Grand Total:	4,803sq. ft.	Bsmt	Recreation Room	11'9 x 14'5	Main	Solarium	14'10 x 7'9	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	13'9 x 9'0	Above	Flex Room	14'10 x 17'1	
		Bsmt	Laundry	6'2 x 3'1	Above	Flex Room	19'9 x 20'0	
		Main	Living Room	22'6 x 14'0	Above	Bedroom	14'0 x 10'5	
		Main	Bedroom	11'3 x 11'11	Above	Walk-In Closet	11'0 x 6'5	
		Main	Kitchen	13'10 x 12'8	Above	Bedroom	14'10 x 12'4	
		Main	Dining Room	13'7 x 8'6	Above	Patio	15'7 x 7'1	
Suite: Legal Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Fully Finished, Separate Entry		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 3	# of Rooms: 28							

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

Century 21 Coastal Realty Ltd.

eXp Realty

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, and outdoor recreational activities! Call to view this gorgeous home today!