

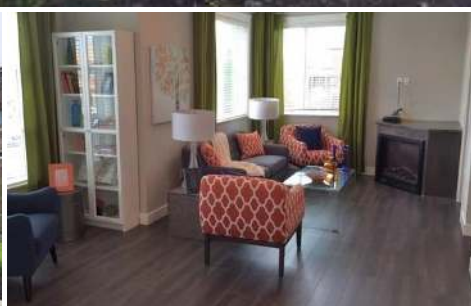
BUILDING BROCHURE

THE TERRACES II

10480 248th St. · Maple Ridge, BC V2W 0J4 · Thornhill



Scan to view online



4 FOR SALE
FROM \$824,900

3 SOLD · 12 MO
\$850,000–\$862,000


12-MO SOLD TREND
-11.3

Unit Mix

3 Bedroom 18 units 1,838 – 2,903 sf from \$699,000	4 Bedroom 31 units 1,802 – 2,954 sf from \$625,000	5 Bedroom 1 unit 2,044 – 2,044 sf from \$988,000
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For Sale in The Terraces II & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,150,000	4 / 4	2540 sf	\$453	57 10480 248 STREET
\$999,900	4 / 4	2236 sf	\$447	44 10480 248 STREET
\$832,000	4 / 4	1854 sf	\$449	2 10480 248 STREET
\$824,900	3 / 4	1842 sf	\$448	13 10480 248 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$862,000	3 / 4ba	2000 sf	\$431	2026-06-23
\$850,000	4 / 4ba	2314 sf	\$367	2026-06-09
\$860,000	3 / 4ba	1994 sf	\$431	2026-05-14
\$915,000	3 / 4ba	1846 sf	\$496	2025-06-08

Value & Financing

Price Positioning \$449 /sq ft Active listings here average \$449/sf vs \$521/sf across Thornhill. 14% below area average	Mortgage Snapshot \$3,951 /mo Entry price (from) \$824,900 20% down payment \$164,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2017	LEVELS 3	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4209	DEVELOPER Albion Panorama Homes Ltd

Overview

The Terraces li - 10480 248 StMaple Ridge, BC V2W 0J4, Canada. Strata Plan EPP40314. Crossroads are 248th Street and 102nd Avenue. The Terraces has a total of 64 units. Sizes start at 2846 square feet. The Terraces is a new townhouse developed by Albion Panorama Homes Ltd.

The Terraces in Albion are absolutely perfect for young families. Situated in an east Maple Ridge location you just cant beat, everything is here from the peaceful countryside to the busier city side of life.

There are currently four plans to choose from at The Terraces. The builders, Albion Panorama Homes Ltd., are putting the focus on every detail, from coffered ceilings in the living room to fenced backyards on every lot. See our Features page for a list of some of the excellent features included in every home.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Management

Location



Les Twarog

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