

BUILDING BROCHURE

MAGNOLIA GROVE

10525 240 St. · Maple Ridge, BC V2W 0J3 · Albion



Scan to view online



2 FOR SALE
FROM \$875,000

1 SOLD · 12 MO
\$805,000–\$805,000



Unit Mix

3 Bedroom

20 units
1,500 – 2,495 sf
from \$634,880

4 Bedroom

9 units
1,766 – 2,392 sf
from \$670,000

For Sale in MAGNOLIA GROVE & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$965,000	3 / 4	2005 sf	\$481	38 10525 240 STREET
\$875,000	3 / 3	1631 sf	\$536	11 10525 240 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$805,000	4 / 3ba	1777 sf	\$453	2026-06-07
\$855,000	3 / 4ba	1992 sf	\$429	2025-07-17
\$970,000	3 / 4ba	2380 sf	\$408	2025-05-02
\$975,000	3 / 3ba	1503 sf	\$649	2025-04-05

Value & Financing

Price Positioning

\$509 /sq ft

Active listings here average **\$509/sf** vs **\$614/sf** across Albion.

17% below area average

Mortgage Snapshot

\$4,191 /mo

Entry price (from) **\$875,000**

20% down payment **\$175,000**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2018	LEVELS 3	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2387	

Overview

Welcome to Magnolia Grove. Magnolia Grove is a 52-home strata residence located at 10525 240 Street in Maple Ridge, in the Albion neighbourhood. Completed in 2018, it is registered under Strata Plan EPS2387 and held as Freehold Strata. It sits near the intersection of 240 Street & 240A Street.

Residents enjoy an array of amenities including in-suite laundry, garage double parking and electric heating.

Set in Albion, Maple Ridge, Magnolia Grove offers recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ In Suite Laundry

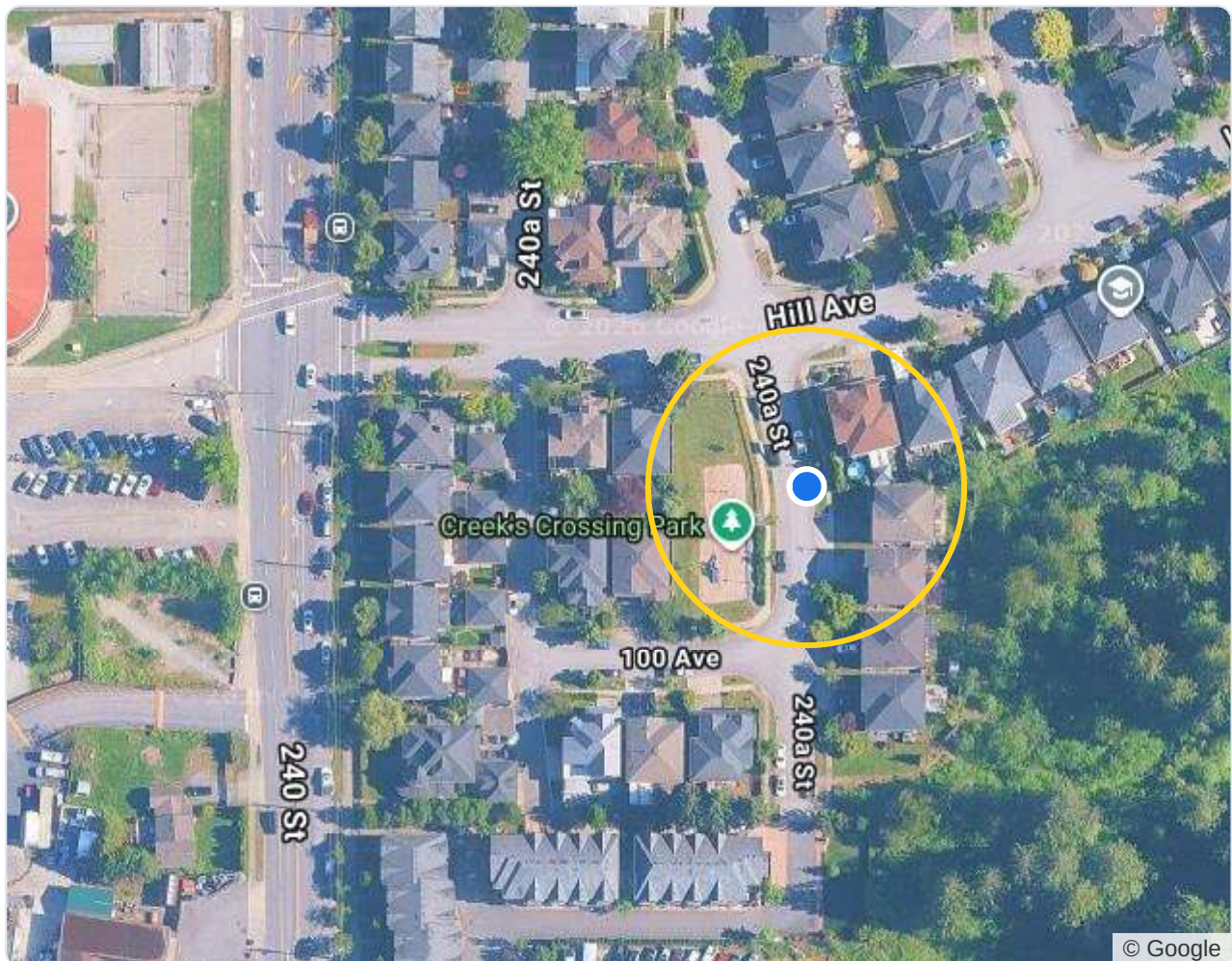
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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