

ROYAL TERRACE - 11726 225TH BUILDING

11726 225th St. · Maple Ridge, BC V2X 6E4 · East Central



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2 FOR SALE
FROM \$424,900

2 SOLD · 12 MO
\$414,000-\$440,000



Unit Mix

2 Bedroom
26 units
780 – 1,546 sf
from \$309,000

3 Bedroom
1 unit
1,017 – 1,017 sf
from \$450,000

For Sale in Royal Terrace - 11726 225th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$495,000	2 / 2	1481 sf	\$334	402 11726 225 STREET
\$424,900	2 / 2	940 sf	\$452	305 11726 225TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	2 / 2ba	788 sf	\$558	2026-03-12
\$414,000	2 / 2ba	813 sf	\$509	2025-09-09
\$460,000	2	785 sf	\$586	2024-08-10
\$475,000	2 / 2ba	891 sf	\$533	2024-07-15

Value & Financing

Price Positioning

\$393 /sq ft

Active listings here average **\$393/sf** vs **\$629/sf** across East Central.

38% below area average

Mortgage Snapshot

\$2,035 /mo

Entry price (from) **\$424,900**

20% down payment **\$84,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 3	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2316	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Royal Terrace - 11726 225th Street, Maple Ridge, BC V2X 6E4, NWS2316 - located in East Central area of Maple Ridge, near the crossroads 225th Street and North Avenue, just of Lougheed Hwy. Royal Terrace is a short walk to downtown with its amenities and shopping. Maple Ridge Museum, Brickwood Park, Southridge Centre, Starbucks Coffee, London Drugs, Epic Yoga and Fitness Studio, Save-on-Foods, REVS Maple Ridge, Curves, Zellers, Scotiabank, Memorial Peace Park,

Blenz Coffee, Haney Shopping Plaza, Municipal Hall, Maple Ridge Public Library, Maple Ridge Arts Centre and Theatre are in the neighbourhood. The restaurants close to the complex are China Kitchen, A&W Restaurant, McDonald's, Red Robin, Dino's Place, Papa John's Pizza, Soprano's Pizza, Bean Around Books and Mona Pizza. The closest schools are Eric Langton Elementary, Golden Ears Elementary, Harry Hooge Elementary, Kanaka Creek Elementary, Alexander Robinson Elementary, Maple Ridge Secondary and Meadowridge School. The residents of Royal Terrace have an easy access to Haney By-Pass, Lougheed Hwy and Golden Ears Bridge. The bus stops near the complex and the West Coast Express is walking distance away. Royal Terrace was built in 1988 with a frame-wood construction and vinyl exterior finishing. There are 44 units in strata: 16 units at 11724 225th Street and 28 units at 11726 225th Street. This three-level building features wheelchair access, in-suite laundry and covered parking. Most homes offer a lot of windows, large patios, cozy fireplaces, vaulted ceilings, spacious rooms and sun decks. A lot of units have been updated and boast newer kitchens, hardwood floors, crown molding and open kitchen/dining/living areas. Some homes offer views of the Fraser River.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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