

BUILDING BROCHURE

MAPLEWOOD CREEK

11737 236th St. · Maple Ridge, BC V4R 2E5 · Cottonwood MR



Scan to view online



1 FOR SALE
FROM \$864,900

4 SOLD · 12 MO
\$725,000–\$785,000

12-MO SOLD TREND
-12.2

Unit Mix

3 Bedroom 26 units 1,310 – 2,216 sf from \$512,000	4 Bedroom 4 units 1,851 – 2,233 sf from \$785,000	5 Bedroom 1 unit 2,174 – 2,174 sf from \$864,000
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For Sale in Maplewood Creek & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$864,900	4 / 4	2040 sf	\$424	23 11737 236 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$735,000	3 / 3ba	1457 sf	\$504	2026-07-18
\$725,000	3 / 3ba	1457 sf	\$498	2026-04-19
\$730,000	3 / 3ba	1494 sf	\$489	2026-04-08
\$785,000	3 / 4ba	2080 sf	\$377	2025-12-15

Value & Financing

Price Positioning \$424 /sq ft Active listings here average \$424/sf vs \$530/sf across Cottonwood MR. 20% below area average	Mortgage Snapshot \$4,142 /mo Entry price (from) \$864,900 20% down payment \$172,980 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 1994	LEVELS 2	SUITES 77	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1421	MANAGEMENT Obsidian Property Management Ltd.

Overview

Maplewood Creek - 11737 236 Street, Maple Ridge, BC V4R 2E5, LMS1421 - located in Cottonwood area of Maple Ridge, near the crossroads 236 Street and 118 Avenue. Maplewood Creek is only minutes to Alexander Robinson Elementary, Golden Ears Elementary, Maple Ridge Lawn Bowling Club, Telosky Stadium and Thomas Haney Youth Action Park, Pioneer Park, Southridge Centre, London Drugs, Save-on-Foods, Zellers, Haney Place Mall, Maple Ridge Arts Centre and Theatre, Starbucks Coffee, Eric Langton Elementary School, St.Patrick's School, Meadowridge School, Cottonwood North Park, Cooper's Food, 7-eleven, Albion Sports Facilities, Planet Ice, Kanaka Creek Elementary, Boot Camp, Rieboldt Park, Regional and Municipal Parkland, Samuel Robertson Technical Secondary, Ridge Meadows Speed Skating Association, Albion Pizzeria, Kanaka Creek Coffee and Arthur Peake Centre are within minutes from the complex. The residents of Maplewood Creek have an easy access to local golf courses as well as comfortable commute to Vancouver via the West Coast Express. Maplewood Creek was built in 1994 with a frame-wood construction and wood exterior finishing. There are 77 units in development and in strata. This two-level building offers a club house, an exercise centre, in-suite laundry, a playground, a hot tub, a sauna and a lounge. Most homes feature spacious rooms, large windows, open concept plans, patios, private backyards, laminate floors and fireplaces.

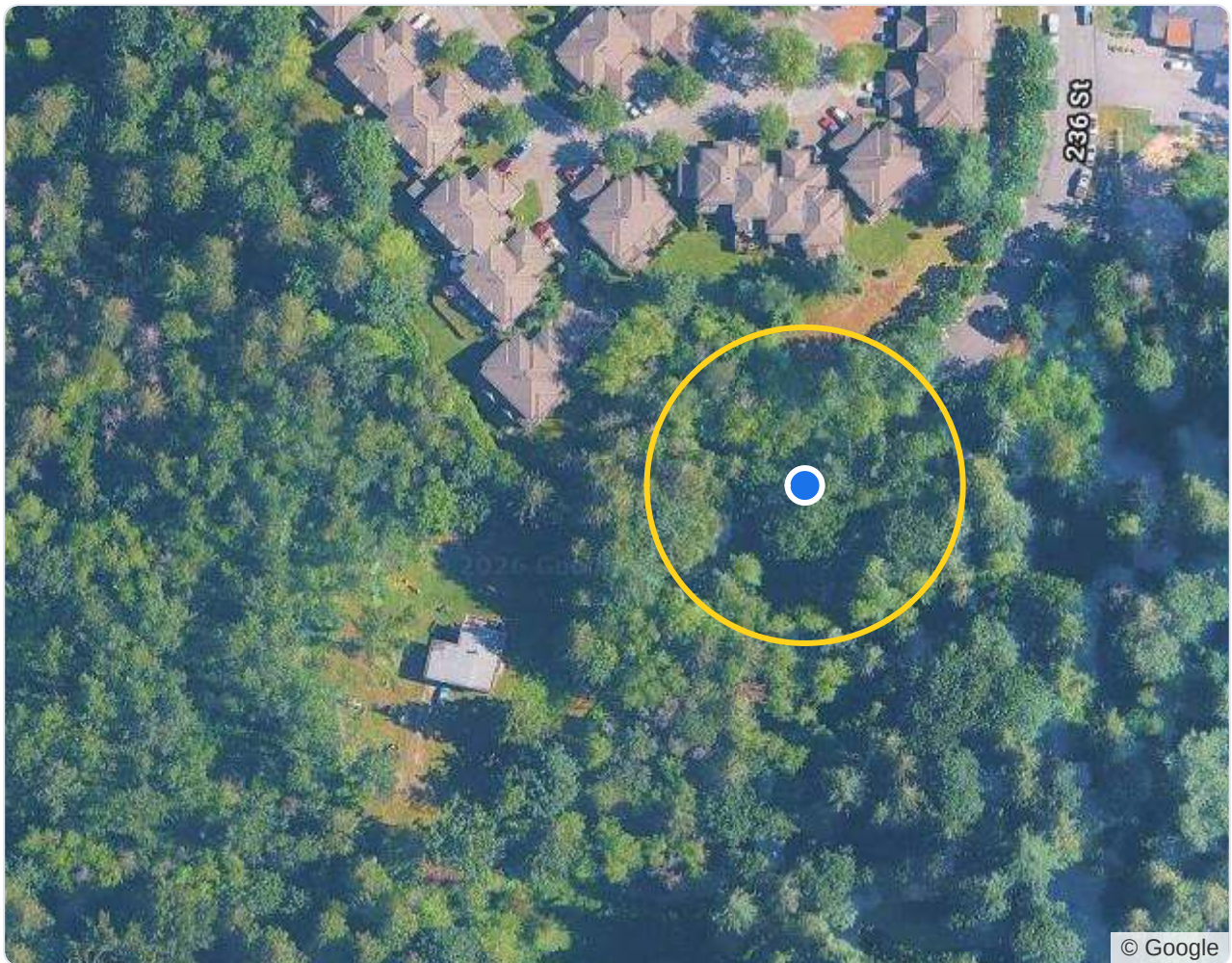
Amenities & Features

- | | |
|---------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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