

BUILDING BROCHURE

WESTSIDE COURT

11860 210th St. · Maple Ridge, BC V2X 8A3 · Southwest Maple Ridge



Scan to view online



2 FOR SALE
FROM \$718,888

12-MO SOLD TREND
41.6

Unit Mix

3 Bedroom

14 units
1,334 – 1,579 sf
from \$514,000

For Sale in Westside Court & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	3 / 2	1434 sf	\$522	12 11860 210 STREET
\$718,888	3 / 2	1525 sf	\$471	15 11860 210 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$728,000	3 / 2ba	1579 sf	\$461	2025-03-13
\$805,000	3 / 2ba	1390 sf	\$579	2025-02-24
\$735,000	3 / 2ba	1363 sf	\$539	2024-07-08
\$803,000	3 / 2ba	1374 sf	\$584	2024-03-19

Value & Financing

Price Positioning

\$497 /sq ft

Active listings here average \$497/sf vs \$686/sf across Southwest Maple Ridge.

28% below area average

Mortgage Snapshot

\$3,443 /mo

Entry price (from) \$718,888

20% down payment \$143,778

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1998	LEVELS 2	SUITES 38	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3869	MANAGEMENT Self Managed

Overview

Westside Court - 11860 210 Street, Maple Ridge, BC V2X 8A3, LMS3869 - located in Southwest Maple Ridge, at the crossroads 210 Street and Lougheed Hwy. The Westside Court is walking distance to Cook Park, Camwood Park, Ridge Meadows Hospital, Rona Home Centre, Maple Ridge Elementary, Maple Ridge Golf Course, Hammond Elementary, Hammond Community Centre and Stadium, Ridge Meadows College, Save-on-Foods, Starbucks Coffee, London Drugs, Zellers, Westgate Shopping Centre, Fitness Unlimited, Westridge Centre and Meadow Ridge Shopping Centre. The restaurants in the neighbourhood are The Keg Steakhouse and Bar, Pizza Hut, A&W Restaurants, GM, Habanero Grill, Burger King Restaurants, Tim Horton's and Boston Pizza. Meadow Garden Golf Centre with Golf Club, Meadowtown Shopping Centre, Cineplex and Real Canadian Superstore are a short drive distance away. The residents of Westside Court have easy access to Lougheed Hwy and Golden Ears Bridge. The bus stops are near the complex and Maple Meadows Station is a 5-minute drive away. The Westside Court was built in 1998 with a frame-wood construction and vinyl exterior finishing. There are 38 units in development and in strata. This complex offers a playground, in-suite laundry and a playground. Most homes feature spacious rooms, gas fireplaces, vaulted ceilings, laminate floors, a lot of windows, open layouts, single garages and large fenced backyards. This complex has a new roof from 2009.

Amenities & Features

✓ None

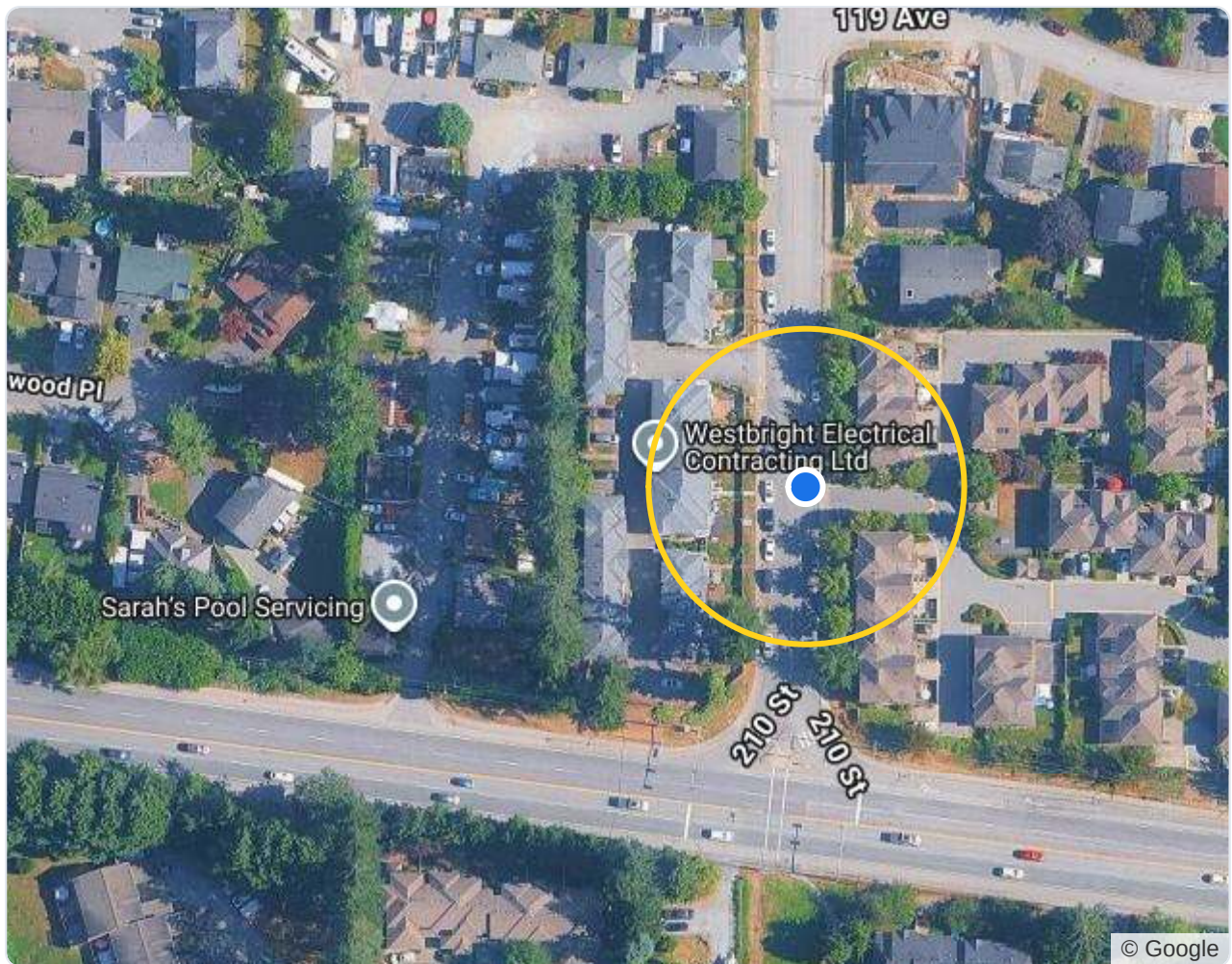
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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