

BUILDING BROCHURE

# THE BOARDWALK - 12049 217TH BUILDING

12049 217th St. · Maple Ridge, BC V2X 0M8 · West Central



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**2** FOR SALE  
FROM \$425,000

**2** SOLD · 12 MO  
\$516,000-\$559,000

  
12-MO SOLD TREND  
34.7

# Unit Mix

## 1 Bedroom

1 unit  
1,023 – 1,023 sf  
**from \$575,000**

## 2 Bedroom

10 units  
1,023 – 1,101 sf  
**from \$415,000**

# For Sale in The Boardwalk - 12049 217th Building & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|------------------|--------------|---------|-------|-----------------------|
| <b>\$575,000</b> | 1 / 1        | 1023 sf | \$562 | 7 12049 217 Street    |
| <b>\$425,000</b> | 2 / 2        | 1063 sf | \$400 | 11 12049 217TH STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$559,000</b> | 2 / 2ba | 1101 sf | \$508 | 2026-02-23 |
| <b>\$516,000</b> | 2 / 1ba | 1023 sf | \$504 | 2025-10-14 |
| <b>\$535,000</b> | 2 / 2ba | 1065 sf | \$502 | 2023-11-14 |
| <b>\$520,000</b> | 2 / 2ba | 1024 sf | \$508 | 2023-11-04 |

# Value & Financing

## Price Positioning

**\$481** /sq ft

Active listings here average **\$481/sf** vs **\$654/sf** across West Central.

**26% below area average**

## Mortgage Snapshot

**\$2,035** /mo

Entry price (from) **\$425,000**

20% down payment **\$85,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1988</b> | LEVELS<br><b>1</b>                      | SUITES<br><b>20</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2813</b> | MANAGEMENT<br><b>Self Managed</b>   |

## Overview

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The Boardwalk - 12049 217 Street, Maple Ridge, BC V2X 3G8, NWS2813 - located in West Central area of Maple Ridge, near the crossroads 217 Street and Dewdney Trunk Road. The Boardwalk is only steps to Kin Park, Glenwood Elementary School, Lion's Park, Cook Park, Rona Home Centre, Maple Ridge Secondary School and Merkley Park. A short drive distance to Laity View Elementary School, Volker Park, Fairview Elementary School, Fairview Park, Westview Park, Meadow Ridge Shopping Centre, Ridge Meadows College, Save-on-Foods, London Drugs, Shoppers Drug Mart, Maple Ridge Elementary School, Maple Ridge Golf Course, Ridge Meadows Hospital, Haney Shopping Centre, Memorial Peace Park, Maple Ridge Public Library, Maple Ridge Arts Centre and Theatre, Municipal Hall, Haney Place Mall and Zellers. The residents of The Boardwalk have easy access to Lougheed Hwy and Golden Ears Bridge. The bus is within walking distance away and Port Haney Station is a short drive distance away. The restaurants in the neighbourhood are Mona Pizza, Marina's Gelato, Soprano's Pizza, King's Kitchen, Shinobi Japanese, Red Robin, McDonalds, China Kitchen and Papa John's Kitchen. The Boardwalk was built in 1988 with a frame-wood construction and vinyl exterior finishing. There are 20 units in development and in strata. This is an adult-oriented community with an age restriction of 45 years old. The complex has a new roof from 2001. The Boardwalk offers wheelchair access, a club house, a lounge and in-suite laundry. Most homes feature spacious rooms, gas fireplaces, single garages, patios and large private backyards.

## Amenities & Features

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- ✓ Club House
- ✓ In Suite Laundry

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Recreation Facility



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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