

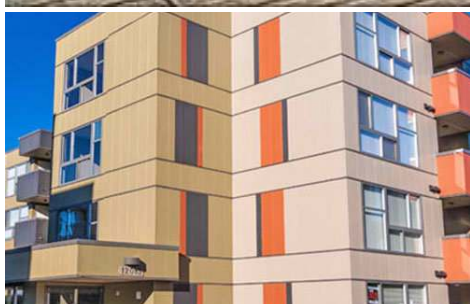
BUILDING BROCHURE

RIO - 12095 228TH BUILDING

12095 228th St. · Maple Ridge, BC V2X 6M2 · East Central



Scan to view online



1 FOR SALE
FROM \$469,800

5 SOLD · 12 MO
\$397,000-\$620,000


12-MO SOLD TREND
-2.8

Unit Mix

1 Bedroom 21 units 657 – 787 sf from \$330,000	2 Bedroom 23 units 788 – 1,017 sf from \$386,000	3 Bedroom 9 units 1,025 – 1,479 sf from \$445,000
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For Sale in Rio - 12095 228th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$469,800	2 / 2	870 sf	\$540	208 12075 228 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$428,000	2 / 2ba	900 sf	\$476	2026-02-24
\$620,000	3 / 3ba	1427 sf	\$434	2026-02-24
\$397,000	2 / 1ba	788 sf	\$504	2025-12-04
\$415,000	2 / 1ba	789 sf	\$526	2025-11-24

Value & Financing

Price Positioning \$540 /sq ft Active listings here average \$540/sf vs \$595/sf across East Central. 9% below area average	Mortgage Snapshot \$2,250 /mo Entry price (from) \$469,800 20% down payment \$93,960 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 2009	LEVELS 3	SUITES 104	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3189	DEVELOPER Alpha Beta Developments Ltd.
MANAGEMENT Fraser Property Management Realty Ltd.			

Overview

Rio - 12095 228th Street, Maple Ridge, BC V2X 6M2, BCS3189 - located in East Central area of Maple Ridge, near the crossroads 228th Street and Dewdney Trunk Avenue. Rio Grand Living is situated within the beauty of the West Coast forests, mature trees, Alouette Lake, Goldeb Ears Provintial Park and Kanaka Creek Park. This complex is walking distance to Harry Hooge Park, Harry Hooge Elementary School, Fletcher Park, Starbucks Coffee, Pioneer Park, Eric Langton Elementary, St. Patrick's School and Golden Ears Elementary School. London Drugs, Save-on-Foods, Maple Ridge Museum, Epic Yoga and Fitness Studio, Curves, Zellers, Scotiabank, Memorial Peace Park, Brickwood Park, Southridge Centre, REVS Maple Ridge, Blenz Coffee, Haney Shopping Plaza, Municipal Hall, Maple Ridge Public Library, Maple Ridge Arts Centre and Theatre are only minutes away. The restaurants in the neighbourhood are Papa John's Pizza, Soprano's Pizza, China Kitchen, A&W Restaurant, McDonald's, Red Robin, Bean Around Books, Dino's Place and Mona Pizza. Other schools close to the complex are Alexander Robinson Elementary, Maple Ridge Secondary, Kanaka Creek Elementary and Meadowridge School. The residents of Rio Grand Living have an easy access to Haney By-Pass, Lougheed Hwy, Golden Ears Bridge and West Coast Express. Alpha Beta Developments Ltd quality built The Rio Grand Living in 2009. This three-level building has a frame-wood construction, mixed exterior finishing and full rain screen. There are 104 units in development and in strata. All homes at Rio Grand Living covered by the 2-5-10 Home Warranty. Floor plan A is a one-bedroom home with 685-703 sq.ft. Floor plan B is one bedroom home with 723-740 sq.ft. Plan C is one bedroom+den at 784-794 sq.ft. Plan D is a spacious two-bedroom home ranging from 874 to 902 sq.ft. Plan E floorplan is a two bedroom+den at 979 sq.ft. Plan F is 1003 sq.ft. Plan G is a three-bedroom home at 150 sq.ft. The Rio Grand Living offers townhouses that are feature three floors (top floor is a bedroom and rooftop deck) at 1479 sq.ft in living space. Most homes offer open concept floor plans, in-suite laundry, granite countertops, kitchen islands, laminate floors, tile floors in bathrooms, carpet in bedrooms, storage lockers, fireplaces, secure underground parking, stainless steel appliances, and thermo over-sized windows.

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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