

BUILDING BROCHURE

MAXX - 12283 224TH BUILDING

12283 224th St. · Maple Ridge, BC V2X 8Z3 · West Central



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4 FOR SALE
FROM \$349,900

7 SOLD · 12 MO
\$337,500-\$540,000



Unit Mix

1 Bedroom

18 units
485 – 751 sf
from \$337,500

2 Bedroom

11 units
942 – 1,087 sf
from \$389,900

For Sale in Maxx - 12283 224th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$610,000	2 / 2	1027 sf	\$594	406 12283 224 STREET
\$439,900	1 / 1	650 sf	\$677	109 12283 224 STREET
\$354,800	1 / 1	497 sf	\$714	308 12283 224 STREET
\$349,900	1 / 1	523 sf	\$669	108 12283 224 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$540,000	2 / 2ba	1025 sf	\$527	2026-06-13
\$382,000	1 / 1ba	659 sf	\$580	2026-03-20
\$337,500	1 / 1ba	488 sf	\$692	2026-01-26
\$364,500	1 / 1ba	751 sf	\$485	2026-01-24

Value & Financing

Price Positioning

\$663 /sq ft

Active listings here average **\$663/sf** vs **\$626/sf** across West Central.

6% above area average

Mortgage Snapshot

\$1,676 /mo

Entry price (from) **\$349,900**
20% down payment **\$69,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3276	DEVELOPER Maclean Homes Ltd.

Overview

Maxx - 12283 224 Street, Maple Ridge, BC V2X 0K7, BCS3276 - located in West Central area of Maple Ridge, near the crossroads 224 Street and 124 Avenue. The Maxx is situated near Reg Franklin Park, Eric Langton Elementary School, St. Patrick's School and Fletcher Park. Walking distance to Haney Shopping Centre, Starbucks Coffee, Memorial Peace Park, Maple Ridge Public Library, Municipal Hall, Zellers, Save-on-Foods, Maple Ridge Arts Centre and Theatre, London Drugs, Maple Ridge Secondary School, Merkley Park, Kin Park, Alouette Park, Alouette Elementary School and Hampton Park. The restaurants in the neighbourhood are Mona Pizza, Soprano's Pizza, King's Kitchen, Red Robin, McDonald's, Shinobi Japanese and Ebi Sushi. The bus stops are within steps from the complex and Port Haney Station is a 5-minute drive distance away. The residents of the Maxx have easy access to Lougheed Hwy and Golden Ears Bridge. Just fast commute to Downtown Vancouver and everything that you need within minutes from this building. MacLean Development quality built the Maxx in 2009. This four-level building has a frame-wood construction, mixed exterior finishing and full rain screen. There are 64 units in development and in strata. This building features an elevator, in-suite laundry, a playground and secure underground parking. Most homes offer stainless steel appliances, granite countertops, laminate floors and covered balconies.

Amenities & Features

✓ Elevator

✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Hot Water

✓ Management

Location



Les Twarog

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