

BUILDING BROCHURE

THE MAPLES - 20556 113TH BUILDING

20556 113th Ave. · Maple Ridge, BC V2X 1Z3 · Southwest Maple Ridge



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2 FOR SALE
FROM \$379,900

1 SOLD · 12 MO
\$385,000–\$385,000

12-MO SOLD TREND
24.2

Unit Mix

1 Bedroom

8 units
693 – 813 sf
from \$310,000

2 Bedroom

7 units
904 – 990 sf
from \$470,000

For Sale in The Maples - 20556 113th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$444,900	1 / 1	775 sf	\$574	105 20556 113 AVENUE
\$379,900	1 / 1	712 sf	\$534	304 20556 113 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$385,000	1 / 1ba	715 sf	\$538	2025-09-26
\$400,000	1 / 1ba	803 sf	\$498	2024-09-04
\$520,000	2 / 2ba	980 sf	\$531	2024-08-31
\$500,000	2 / 2ba	947 sf	\$528	2024-01-22

Value & Financing

Price Positioning

\$554 /sq ft

Active listings here average **\$554/sf** vs **\$601/sf** across Southwest Maple Ridge.

Mortgage Snapshot

\$1,819 /mo

Entry price (from) **\$379,900**
20% down payment **\$75,980**

8% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT

1994

LEVELS

4

SUITES

18

CONSTRUCTION

Frame - Wood

EXTERIOR

Vinyl

TITLE TO LAND

Freehold Strata

STRATA PLAN

LMS1419

Overview

The Maples - 20556 113th Avenue, Maple Ridge, BC V2X 1E2, LMS1419 - located in Southwest Maple Ridge, at the crossroads 113 Avenue and Waresley Street, just off Maple Crescent. The Maple is only blocks to Hammond Elementary School, Hammond Park, Hammond Community Centre, Maple Ridge Golf Course, Jordan Park and Ridge Meadows College. The restaurants in the neighbourhood are Pizza Hut, A&W Restaurants, The Keg Steakhouse and Bar, ABC Country, Boston Pizza and Burger King Restaurants. Ridge Meadows Hospital and Health Care Centre, Meadow Ridge Shopping Centre, Save-on-Foods, London Drugs, Starbucks Coffee, Glenwood Elementary School, Westview Park, Fairview Park, Fairview Elementary School, Cineplex Odeon Meadowtown Cinemas, Meadow Garden Golf Centre, Meadowtown Centre and Real Canadian Superstore. The bus stops are within walking distance away and Maple Meadows Station is a short drive distance away. The residents of The Maples have easy access to Lougheed Hwy and Golden Ears Bridge. The Maples was built in 1994 with a frame-wood construction and vinyl exterior finishing. There are 18 units in development and in strata. This complex offers wheelchair access, a bike storage and in-suite laundry. Most homes feature spacious rooms, open floor plans, vaulted ceilings, gas fireplaces and large sun decks.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Heat

✓ Gardening

✓ Hot Water

Location



Les Twarog

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