

BUILDING BROCHURE

SHERWOOD PARK

21801 Dewdney Trunk Rd. · Maple Ridge, BC V2X 3G8 · West Central



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1 FOR SALE
FROM \$755,000

12-MO SOLD TREND
48.6

Unit Mix

3 Bedroom

12 units

1,329 – 1,431 sf

from \$518,000

For Sale in Sherwood Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$755,000	3 / 3	1431 sf	\$528	1 21801 DEWDNEY TRUNK ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$770,000	3 / 3ba	1406 sf	\$548	2025-06-01
\$785,000	3 / 3ba	1402 sf	\$560	2025-02-04
\$755,000	3 / 3ba	1334 sf	\$566	2024-08-25
\$789,900	3 / 3ba	1398 sf	\$565	2024-03-26

Value & Financing

Price Positioning

\$528 /sq ft

Active listings here average **\$528/sf** vs **\$648/sf** across West Central.

19% below area average

Mortgage Snapshot

\$3,616 /mo

Entry price (from)	\$755,000
20% down payment	\$151,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 2	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2095	

Overview

Sherwood Park - 21801 Dewdney Trunk Road, Maple Ridge, BC V2X 3G8, LMS2095 - located in West Central area of Maple Ridge, near the crossroads Dewdney Trunk Road and 216 Street. Sherwood Park is situated next to Kin Park and walking distance from Glenwood Elementary, Lion's Park, Maple Ridge Secondary and Merkley Park. A short drive distance to Alouette Elementary, Alouette Park, Ridge Meadows Hospital, Laity View Elementary, Volker Park, Fairview Elementary, Westview Park, Meadow Ridge Shopping Centre, Maple Ridge Elementary, Maple Ridge Golf Course, Ridge Meadows College, Hammond Community Centre, Hammond Stadium and Outdoor Pool, Hammond Elementary, Haney Shopping Centre, Save-on-Foods, Zellers,

London Drugs, Shoppers Drug Mart, Fitness Unlimited, Curves, Maple Ridge Arts Centre and Theatre, Municipal Hall, Memorial Peace Park, Maple Ridge Public Library and Haney Place Mall. The restaurants in the neighbourhood are A&W Restaurants, Red Robin, Ebi Sushi, Pizza Hut, GM, Mona Pizza, King's Kitchen, Soprano's Pizza, Papa John's Pizza, McDonald's and China Kitchen. The bus stops are within walking distance and Port Haney Station is a 5-minute drive distance away. The residents of this complex have easy access to Lougheed Hwy, Golden Ears Bridge and Pitt Meadows Bridge. The Sherwood Park was built in 1996 with a frame-wood construction and vinyl exterior finishing. There are 43 units in development and in strata. This complex offers wheelchair access, a playground and in-suite laundry. Most homes feature spacious rooms, gas fireplaces, laminate floors, large fenced backyards and single car garages.

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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