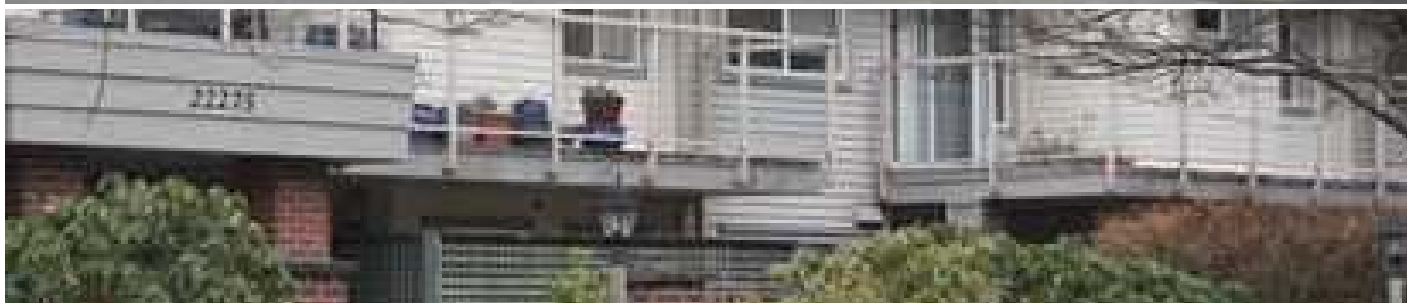


BUILDING BROCHURE

MOUNTAIN VIEW TERRACE - 22275 123RD BUILDING

22275 123rd Ave. · Maple Ridge, BC V2X 4E1 · West Central



2 FOR SALE
FROM \$468,000

3 SOLD · 12 MO
\$488,000–\$740,000


12-MO SOLD TREND
20.3

Unit Mix

2 Bedroom 14 units 970 – 1,123 sf from \$370,000	3 Bedroom 2 units 1,530 – 1,533 sf from \$692,500	4 Bedroom 10 units 1,475 – 1,858 sf from \$560,000
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For Sale in Mountain View Terrace - 22275 123rd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	992 sf	\$504	101 22275 123 AVENUE
\$468,000	2 / 2	1068 sf	\$438	203 22275 123 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$740,000	4 / 3ba	1580 sf	\$468	2026-05-03
\$715,000	4 / 3ba	1589 sf	\$450	2026-02-15
\$488,000	2 / 2ba	1016 sf	\$480	2025-10-26
\$520,000	2 / 2ba	1068 sf	\$487	2025-04-23

Value & Financing

Price Positioning \$471 /sq ft Active listings here average \$471/sf vs \$634/sf across West Central. 26% below area average	Mortgage Snapshot \$2,241 /mo Entry price (from) \$468,000 20% down payment \$93,600 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 1993	LEVELS 3	SUITES 28	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS608	DEVELOPER Richardson Bros. Group

Overview

Mountainview Terrace - 22275 123 Avenue, Maple Ridge, BC V2X 4E1, LMS608 - located n West Central area of Maple Ridge, near the crossroads 123 Avenue and Hillside Street, behind Hillside Terrace. Mountainview Terrace is situated on a quiet no-thru street, only steps to Merkley Park, Maple Ridge Secondary, Kin Park, Haney Shopping Plaza, Reg Franklin Park, Eric Langton Elementary, St. Patrick's School and Fletcher Park. Walking distance to Alouette Park, Alouette Elementary, Municipal Hall, Maple Ridge Public Library, Starbucks Coffee, Curves, Maple Ridge Arts Centre and Theatre, Memorial Peace Park, Zellers, Save-on-Foods, London Drugs, Epic Yoga and Fitness Studio, Southridge Centre, Maple Place Mall, Harry Hooe Park and Elementary School. Take a short drive to Golden Ears Elementary, Pionner Park, Maple Ridge Lawn Bowling Club, Ridge Meadows Hospital, Brickwood Park, Maple Ridge Museum, Glenwood Elementary and Lion's Park. The restaurants in the neighbourhood are Ebi Sushi, Mona Pizza, A&W Restaurants, King's Kitchen, Papa John's Pizza, Marina's Gelato, Shinobi Japanese, Soprano's Pizza, GM and China Kitchen. The residents of Mountainview Terrace have easy access to Lougheed Hwy, Golden Ears Bridge and Pitt Meadows Bridge. The bus stops are within walking distance and Port Haney Station is less than 10-minute drive away. The Mountainview Terrace was built in 1993 with a frame-wood construction and vinyl exterior finishing. This three-level building has full rain screen. There are 28 units in development and in strata. This complex offers wheelchair access, in-suite laundry and secure underground parking. Most homes feature in-suite storage, balconies and patios on the ground level.

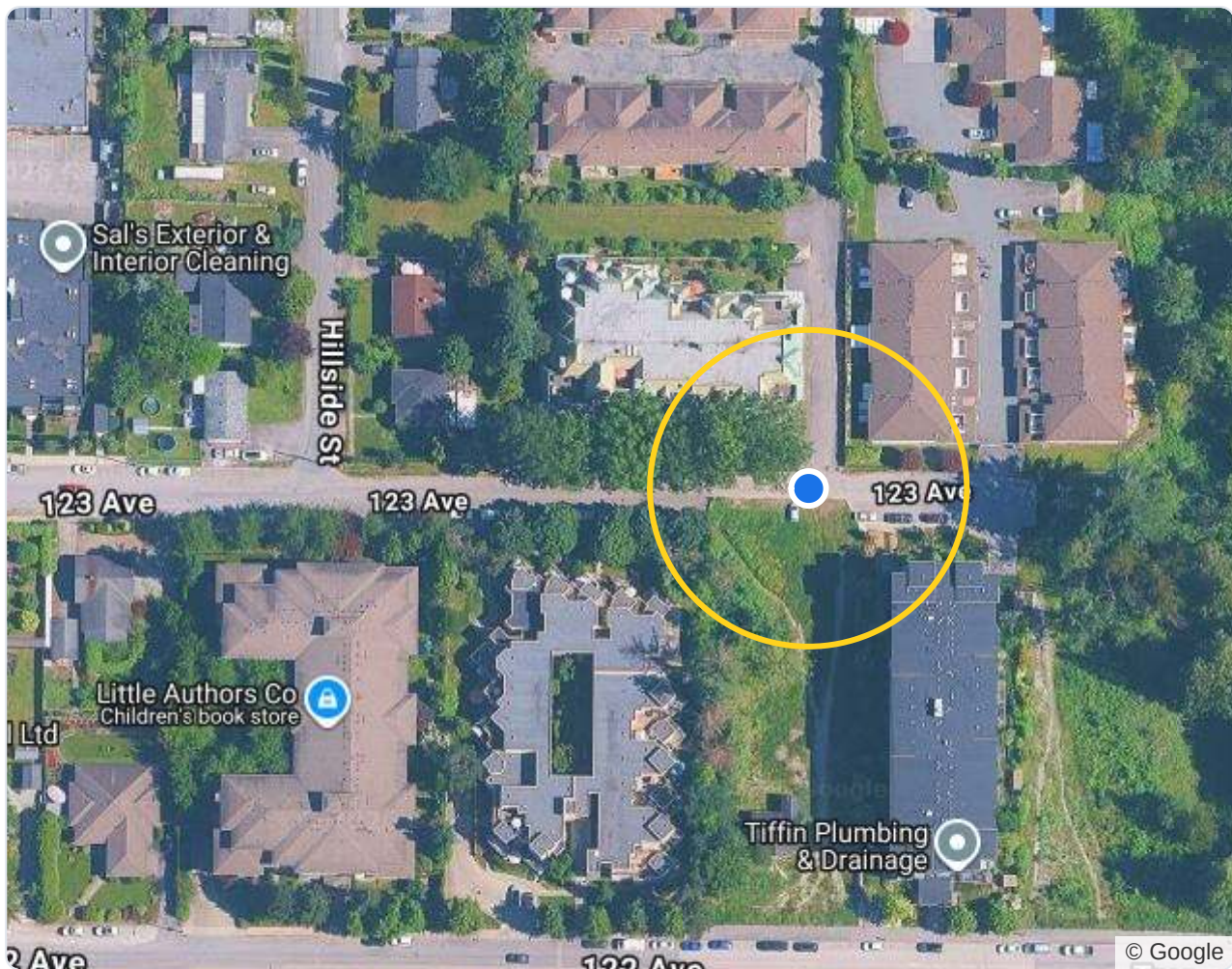
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call