

BUILDING BROCHURE

THE GARDENS - 22277 122ND BUILDING

22277 122nd Ave. · Maple Ridge, BC V2X 3X8 · West Central





2 FOR SALE
FROM \$322,900

12-MO SOLD TREND
23.4

Unit Mix

1 Bedroom

10 units
734 – 871 sf
from \$320,000

2 Bedroom

7 units
807 – 1,087 sf
from \$415,000

For Sale in The Gardens - 22277 122nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$447,000	2 / 1	836 sf	\$535	101 22277 122 AVENUE
\$322,900	1 / 1	734 sf	\$440	206 22277 122 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	1 / 1ba	845 sf	\$467	2025-09-05
\$440,000	1 / 1ba	769 sf	\$572	2024-08-26
\$435,000	2 / 1ba	856 sf	\$508	2023-05-15
\$490,000	2 / 2ba	1087 sf	\$451	2023-05-09

Value & Financing

Price Positioning

\$487 /sq ft

Active listings here average **\$487/sf** vs **\$635/sf** across West Central.

Mortgage Snapshot

\$1,546 /mo

Entry price (from) **\$322,900**
20% down payment **\$64,580**

23% 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 3	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1802	MANAGEMENT Premier Strata Services

Overview

The Gardens - 22277 122 Avenue, Maple Ridge, BC V2X 3X8, LMS1802 - located in West Central area of Maple Ridge, near the crossroads 122 Avenue and 224 Street. The Gardens is walking distance to Merkley Park, Maple Ridge Secondary, Alouette Park, Alouette Elementary, Hampton Park, Reg Franklin Park, Eric Langton Elementary, St. Patrick's School, Fletcher Park, Harry Hooge Park, Harry Hooge Elementary, Municipal Hall, Maple Ridge Arts Centre and Theatre, Memorial Peace Park, Curves, Save-on-Foods, Maple Ridge Public Library, Yoga and Fitness Studio, London Drugs, Zellers, Haney Shopping Centre, Southridge Centre, Haney Place Mall, Starbucks Coffee and Scotiabank. Take a short drive to Pionner Park, Golden Ears Elementary, Maple Ridge Lawn Bowling Club, Brickwood Park, Maple Ridge Museum, Ridge Meadows Hospital, Glenwood Elementary, Westview Park, Laity View Elementary and Volker Park. The restaurants in the neighbourhood are Pizza Hut, Ebi Sushi, Red Robin, Mona Pizza, King's Kitchen, Soprano's Pizza, Marina's Gelato, Bean Aroun Books, China Kitchen, McDonald's and Papa John's Pizza. The residents of The Gardens 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 a short drive distance away. The Gardens were built in 1995 with a frame-wood construction and stucco exterior finishing. This three-level building has full rain screen (2004). The building offers a garden, in-suite laundry, a storage and secure underground parking. Most homes feature large bedrooms, a lot of windows and wrap around balconies/patios on the ground level. Some homes offer beautiful mountain views.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location



Les Twarog

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scan or call