

BUILDING BROCHURE

FRASER COURT - 22514 116TH BUILDING

22514 116th Ave. · Maple Ridge, BC V2X 9H6 · East Central



Scan to view online



5 SOLD · 12 MO
\$325,000-\$585,000

12-MO SOLD TREND
22.1

Unit Mix

1 Bedroom

5 units

764 – 943 sf

from \$275,000

2 Bedroom

12 units

1,021 – 1,468 sf

from \$400,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$470,000	2 / 2ba	1468 sf	\$320	2026-06-01
\$585,000	2 / 2ba	1409 sf	\$415	2026-05-31
\$325,000	1 / 1ba	766 sf	\$424	2025-12-12
\$450,000	2 / 2ba	1149 sf	\$392	2025-11-17

YEAR BUILT 1990	LEVELS 3	SUITES 66	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata		STRATA PLAN NWS2997

Overview

Fraser Court - 22514 116th Avenue, Maple Ridge, BC V2X 9H6, Canada. Strata Plan NWS2997 - located in East Central area of Maple Ridge, near the crossroads 116 Avenue and 225th Street. Fraser Court is situated next to Brickwood Park with its playground and tennis courts. Maple Ridge Museum, Haney Plaza, Haney Shopping Centre, Zellers, Save-on-Foods, Curves, Starbucks Coffee, Maple Ridge Public Library, Epic Yoga and Fitness Studio, Scotiabank, Memorial Peace Park, Municipal Hall, Haney Place Mall, Maple Ridge Arts Centre and Theatre, REVS Maple Ridge Joe's Plaza and Hair Salons. The restaurants in the neighbourhood are A&W, Papa John's Pizza, Red Robin, Dino's Place, Bean Around Books, China Kitchen, McDonald's, Soprano's and King's Kitchen. The bus stop is near the complex and West Coast Express is less than 10-minute walk away. Fraser Court was built in 1990 with a frame-wood construction and vinyl exterior finishing. There are 66 units in development and in strata. This is an adult-oriented community with an age restriction 55 years old and above. This three-level building offers great landscaping, some river views, wheelchair access, a hot tub, an exercise centre, a guest suite, in-suite laundry, a garden, a club house, a swimming pool and a recreation centre. Most homes feature gas fireplaces, large open living rooms and storage lockers.

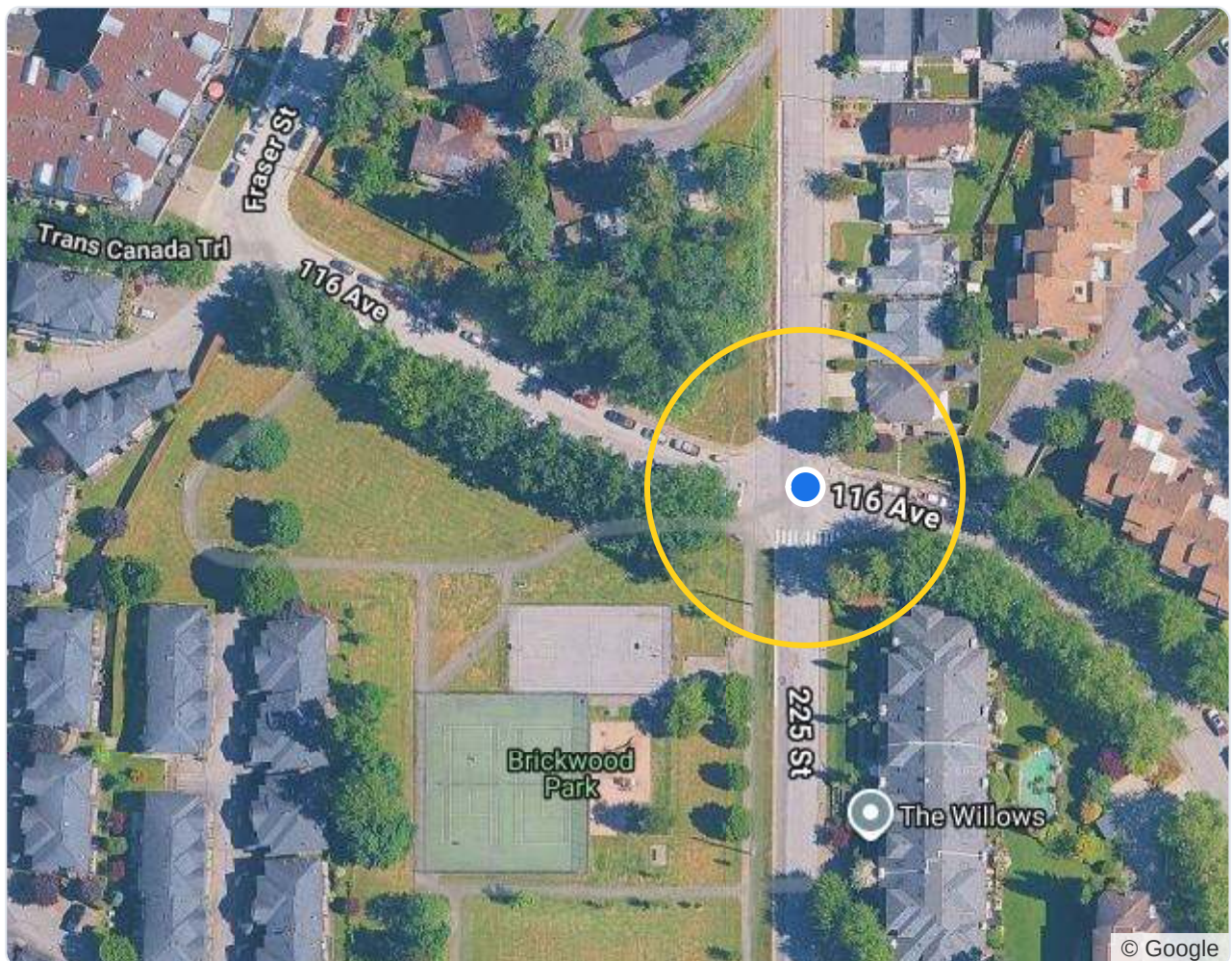
Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Guest Suite
- ✓ Pool; Indoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

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