

EDGE ON EDGE II

22562 121 Alley · Maple Ridge, BC V2X 3Y8 · East Central



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2 FOR SALE
FROM \$399,999

7 SOLD · 12 MO
\$392,000–\$600,000



Unit Mix

1 Bedroom

17 units
560 – 990 sf
from \$357,900

2 Bedroom

22 units
807 – 1,022 sf
from \$438,000

For Sale in Edge on Edge II & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	2 / 2	1012 sf	\$592	410 22562 121 AVENUE
\$399,999	1 / 1	653 sf	\$613	203 22562 121 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$595,000	2 / 2ba	1022 sf	\$582	2026-05-28
\$561,000	2 / 2ba	933 sf	\$601	2026-04-15
\$550,000	2 / 2ba	918 sf	\$599	2026-01-21
\$550,000	2 / 2ba	920 sf	\$598	2026-01-10

Value & Financing

Price Positioning

\$602 /sq ft

Active listings here average \$602/sf vs \$623/sf across East Central.

3% below area average

Mortgage Snapshot

\$1,916 /mo

Entry price (from) **\$399,999**

20% down payment **\$80,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 4	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4738	DEVELOPER Maclean Homes Ltd.
MANAGEMENT Fraser Property Management Realty Ltd.			

Overview

Edge on Edge2 - 22562 121st Avenue, Maple Ridge, BC, Canada, V2X 3Y8. plan number EPS4738.

Maple Ridge is fast emerging as the new hub of Metro Vancouver. With the new Golden Ears and Pitt River bridges providing easy access, downtown Vancouver is a quick commute away. Or you can hop on the West Coast Express and catch up on your emails or read the latest novel while youre whisked into town.

Youll also enjoy speedy access to the south side of the Fraser Valley, US border, and BC interior. Living at the Edge 2 gets you everywhere quickly and conveniently. Nowhere else in the lower mainland is so well-situated to be the gateway to metropolitan Vancouver and beyond.

Edge 2 is an address with a view to the future. Crossroads are Edge Street and 121st Avenue.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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