

BUILDING BROCHURE

THE MEADOWS - 22810 113 BUILDING

22810 113 Ave. · Maple Ridge, BC V2X 6P1 · East Central



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3 FOR SALE
FROM \$699,900

4 SOLD · 12 MO
\$685,000-\$715,000

12-MO SOLD TREND
-13.8

Unit Mix

3 Bedroom

28 units
1,256 – 1,561 sf
from \$540,000

4 Bedroom

9 units
1,711 – 1,790 sf
from \$650,000

For Sale in The Meadows - 22810 113 Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$829,000	4 / 3	1741 sf	\$476	22 22810 113 AVENUE
\$725,000	3 / 3	1349 sf	\$537	10 22810 113 AVENUE
\$699,900	3 / 3	1308 sf	\$535	25 22810 113 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$690,000	3 / 3ba	1313 sf	\$526	2026-04-22
\$715,000	3 / 3ba	1366 sf	\$523	2026-04-12
\$695,000	3 / 3ba	1358 sf	\$512	2026-01-14
\$685,000	3 / 3ba	1363 sf	\$503	2025-12-02

Value & Financing

Price Positioning

\$516 /sq ft

Active listings here average **\$516/sf** vs **\$643/sf** across East Central.

20% below area average

Mortgage Snapshot

\$3,352 /mo

Entry price (from) **\$699,900**

20% down payment **\$139,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 3	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4447	MANAGEMENT Awm Alliance Real Estate Group Ltd.

Overview

Ruxton Village - 22810 113th Avenue, Maple Ridge, BC, Canada, V2X 6P1. plan number EPP62728. Life Wide Open at Ruxton Village offering 3 and 4 bedroom townhomes surrounded by the natural beauty of Maple Ridge. View the Fraser River across Haney Bypass.

You are located in a quiet country setting, but only minutes to all the amenities of Maple Ridge. Schools: Thomas Hane Secondary School, St. Patrick's School, Eric Langton Elementary School and Maple Ridge Secondary. For shopping there is Haney Place Mall, Westgate Shopping Centre and Meadowtwn Shopping Centre.

Crossroads are Haney Bypass and 228th Street.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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