

BUILDING BROCHURE

URBAN GREEN

22858 Lougheed Hwy. · Maple Ridge, BC V2X 2V6 · East Central



Scan to view online



2 FOR SALE
FROM \$485,000

12-MO SOLD TREND
14.6

Unit Mix

1 Bedroom 5 units 554 – 647 sf from \$312,000	2 Bedroom 5 units 720 – 976 sf from \$370,000	3 Bedroom 1 unit 1,100 – 1,100 sf from \$485,000
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For Sale in Urban Green & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,999	2 / 2	976 sf	\$543	404 22858 LOUGHEED HIGHWAY
\$485,000	2 / 1	763 sf	\$636	304 22858 LOUGHEED HIGHWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$357,500	1 / 1ba	585 sf	\$611	2025-05-09
\$420,000	2 / 1ba	723 sf	\$581	2025-03-17
\$385,000	1 / 1ba	647 sf	\$595	2024-10-01
\$403,000	1 / 1ba	560 sf	\$720	2024-02-16

Value & Financing

Price Positioning \$589 /sq ft Active listings here average \$589/sf vs \$598/sf across East Central. 2% below area average	Mortgage Snapshot \$2,323 /mo Entry price (from) \$485,000 20% down payment \$97,000 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 2010	LEVELS 4	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4005	MANAGEMENT Fraser Property Management Realty Ltd.

Overview

Urban Green - 22858 Lougheed Hwy, Maple Ridge, BC V2X 2V6, Strata Plan No. BCS4005, 4 levels, 21 units, built 2010. Surrounded by trees and Fraser River, with stunning views of the Golden Ears Mountains, Urban Green is a collection of 21 fully equipped and beautifully finished condo units nestled in downtown Maple Ridge, at Lougheed Hwy and 117 Avenue.

This limited collection of one and two bedroom apartment units ranging from 564 to 1,099 sq. ft. reflects modern Whistler-inspired architecture. Contemporary interiors boast 9' ceilings, hardwood laminate floors, granite countertops, limestone or glass mosaic backsplashes, sleek stainless steel appliances, front loading laundry appliances, maple wood cabinetry, rectangular China sinks, water saving toilet, curved curtain rods and ceramic tiled flooring. Large window bring in natural light and expansive balconies provide extra space for outdoor entertaining.

Located in the heart of Maple Ridge, Urban Green is close to the Arts Centre, Theatre and Library, Ridge Meadows Hospital and the Telosky/Thomas Haney Centres. For shopping options, homebuyers at Green Urban Condos will be close to Haney Place Mall, Valley Fair Mall, Save on Foods and numerous other grocers in addition to multiple schools including Thomas Haney Secondary, Golden Ears Elementary and Douglas College. Also, recreational activities nearby include the Maple Ridge Golf Course, Planet Ice, Kanaka Creek Regional Park, Albion Fairgrounds, Sports Complex, Maple Ridge Upper Park and the Revs Bowling Centre. Very close to Lougheed Hwy, Golden Ears Bridge and the West Coast Express Train, getting to and from downtown Vancouver is a cinch.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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