

BUILDING BROCHURE

# COHO CREEK ESTATES - 22875 125B BUILDING

22875 125B Ave. · Maple Ridge, BC V2X 0W8 · East Central





## Unit Mix

### 2 Bedroom

2 units  
1,219 – 1,285 sf  
**from \$525,000**

### 3 Bedroom

19 units  
1,353 – 1,692 sf  
**from \$520,000**

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$745,000</b> | 3 / 3ba | 1400 sf | \$532 | 2025-07-08 |
| <b>\$734,000</b> | 3 / 2ba | 1449 sf | \$507 | 2025-06-16 |
| <b>\$725,000</b> | 3 / 3ba | 1415 sf | \$512 | 2025-05-25 |
| <b>\$722,600</b> | 3 / 2ba | 1418 sf | \$510 | 2025-03-10 |

|                           |                                         |                               |                                                               |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------------------|
| YEAR BUILT<br><b>1991</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>36</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS3344</b> | MANAGEMENT<br><b>Fraser Campbell Property Management Ltd.</b> |

## Overview

Coho Creek Estates - 22875 125B Avenue, Maple Ridge, BC V2X 0P8, NWS3344 - located in East Central area of Maple Ridge, near the crossroads 125B Avenue and 228th Street. Coho Creek Estates is close to Horsema's Park, Harry Hooe Park, Harry Hooe Elementary School, Fletcher Park, Reg Franklin Park, Eric Langton Elementary School, St. Patrick's School, Merkley Park, Maple Ridge Secondary School, Municipal Centre, Maple Ridge Public Library, Save-on-Foods, Zellers, Curves, Maple Ridge Arts Centre and Theatre, Epic Yoga and Fitness Studio, Haney Shopping Plaza, Starbucks Coffee, Memorial Peace Park, Scotiabank and HSBC Bank. The bus stops are within walking distance from the complex. The residents of Coho Creek Estates have easy access to Lougheed Hwy and Golden Ears Bridge. The restaurants in the neighbourhood are



A&W, Red Robin, China Kitchen, Papa John's Pizza, Marina's Gelato, Soprano's Pizza, King's Kitchen, Mona Pizza and Shinobi Japanese. Coho Creek Estates was built in 1990 with a frame-wood construction and brick exterior finishing. This complex offers 36 units with 12 units at 22875 125B Avenue and 24 units at 22900 126 Avenue. This two-level complex offers a playground and in-suite laundry. Most homes feature spacious rooms, gas fireplaces, sun decks and fenced private backyards.

## Amenities & Features

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✓ None

## Maintenance Fees Include

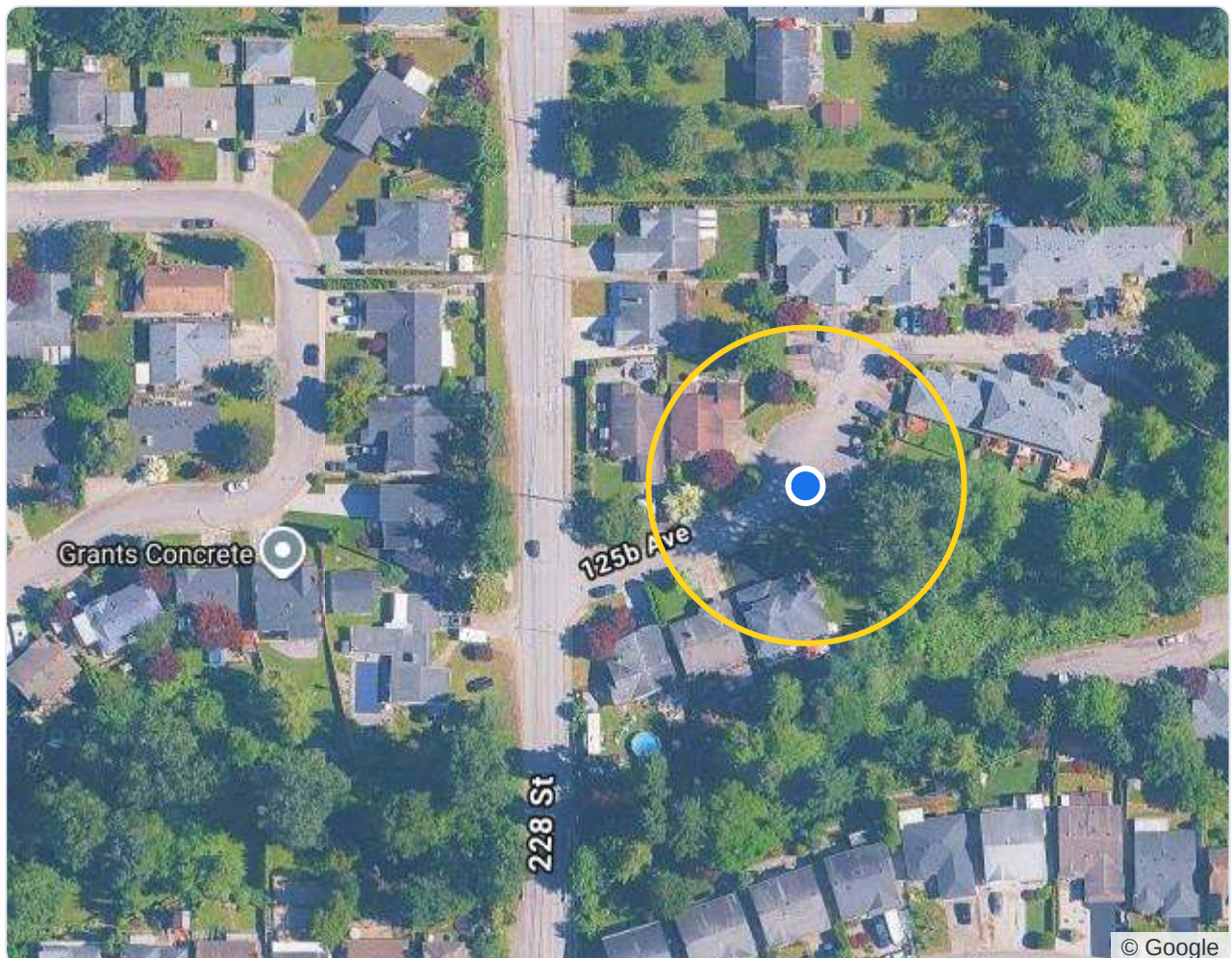
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✓ Garbage Pickup  
✓ Management

✓ Gardening

## Location

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