

DUET - 22977 116TH BUILDING

22977 116th Ave. · Maple Ridge, BC V2X 6R8 · East Central



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1 FOR SALE
FROM \$799,900

2 SOLD · 12 MO
\$765,000-\$836,500



Unit Mix

3 Bedroom

20 units

1,410 – 2,069 sf

from \$620,000

4 Bedroom

8 units

1,834 – 2,240 sf

from \$640,000

For Sale in Duet - 22977 116th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	4 / 4	1926 sf	\$415	42 22977 116 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$836,500	3 / 3ba	1990 sf	\$420	2026-07-08
\$765,000	3 / 3ba	1658 sf	\$461	2026-04-24
\$895,000	4 / 4ba	2094 sf	\$427	2025-01-24
\$865,000	3 / 4ba	1956 sf	\$442	2024-11-22

Value & Financing

Price Positioning

\$415 /sq ft

Active listings here average **\$415/sf** vs **\$581/sf** across East Central.

29% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from)	\$799,900
20% down payment	\$159,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2010	LEVELS 2	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3824	DEVELOPER Millennium Century Investments
MANAGEMENT Dwell Property Management			

Overview

Duet - 22977 116th Avenue, Maple Ridge, BC V2X 6R8, Strata Plan No. BCS3824, 2 levels, 44 townhomes, built 2010. Located on the shores of the mighty Fraser River, you will find Duet by Millennium Century Investments - 44 units of high efficiently designed two-level townhomes situated at Lougheed Hwy and 116th Avenue in the East Central area in Maple Ridge B.C.

This boutique collection of urban townhouses showcases welcoming Arts & crafts-style architecture with gabled rooflines, distinctive stonework and wood shingles. Its three and four bedroom townhomes range in size from 1,423 to 2,385 sq. ft and feature crown mouldings, Neolean fireplace, large windows, built-in computer work station, and gourmet kitchens and luxury bathrooms with stainless steel Whirlpool appliances, granite countertops, tile backsplash, custom built cabinetry, porcelain floors, and washer and dryer. For added convenience, private decks invite outdoor living and attached two car garages welcome residents of every home.

Located in the heart of Maple Ridge, Duet is close to the Arts Centre, Theatre and Library, Ridge Meados Hospital and the Telosky/Thomas Haney Centres. For shopping options, homebuyers at Duet Townhomes 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 Gold 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.

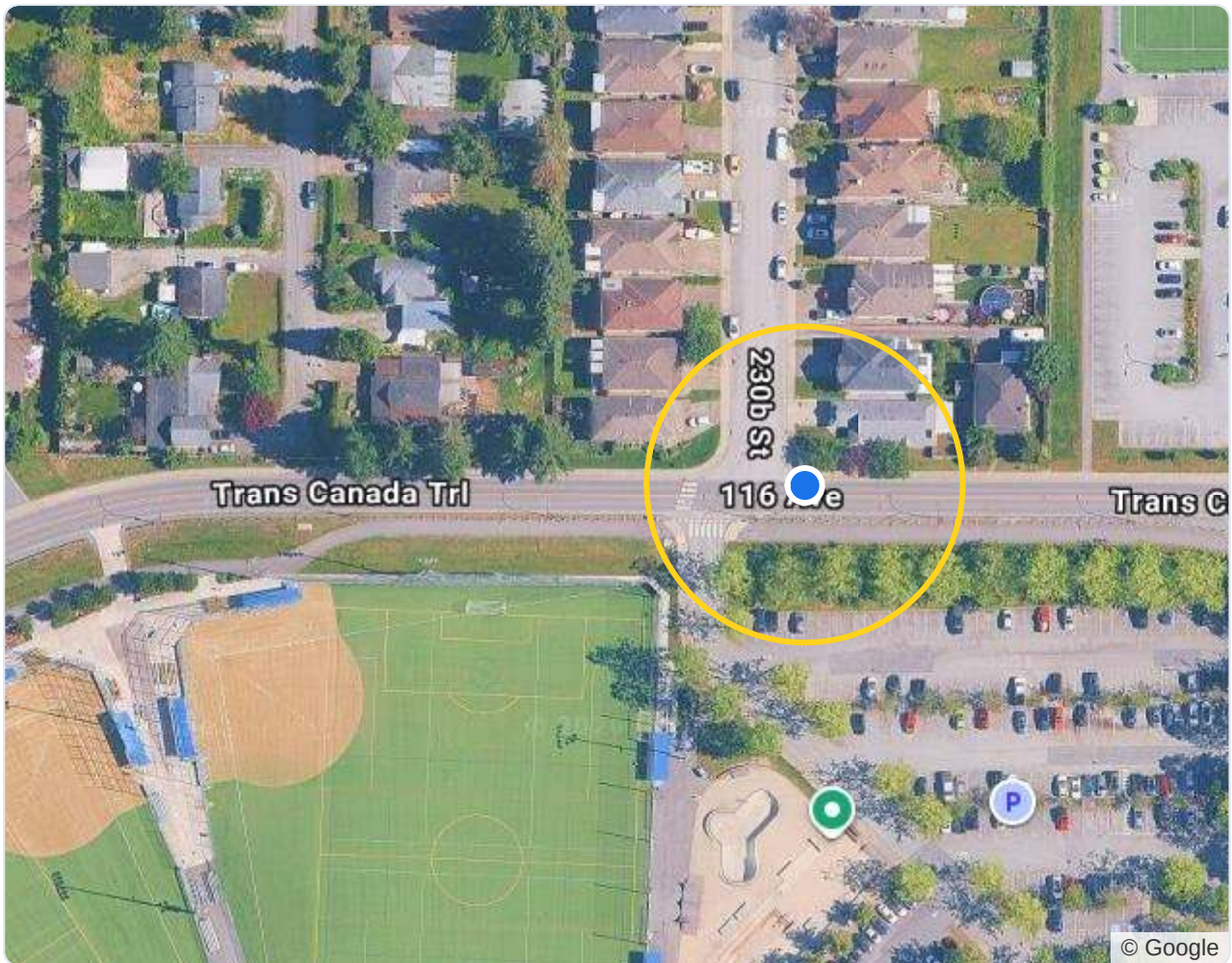
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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