

BUILDING BROCHURE

22980 ABERNETHY LANE

22980 Abernethy Ln. · Maple Ridge, BC V2X 3N4 · East Central



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1 FOR SALE
FROM \$649,900

12-MO SOLD TREND
53.3

Unit Mix

3 Bedroom

6 units
1,281 – 1,428 sf
from \$499,000

4 Bedroom

2 units
1,506 – 1,622 sf
from \$670,000

For Sale in 22980 Abernethy Lane & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	3 / 3	1428 sf	\$455	5 22980 ABERNETHY LANE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$765,000	4 / 3ba	1506 sf	\$508	2025-04-10
\$670,000	4 / 3ba	1622 sf	\$413	2024-06-28
\$670,000	3 / 3ba	1391 sf	\$482	2023-03-02
\$738,000	3 / 3ba	1281 sf	\$576	2022-02-28

Value & Financing

Price Positioning

\$455 /sq ft

Active listings here average **\$455/sf** vs **\$595/sf** across East Central.

24% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from)	\$649,900
20% down payment	\$129,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1998	LEVELS 2	SUITES 9	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3796	

Overview

22980 Abernethy Lane - 22980 Abernethy Lane, Maple Ridge, BC V2X 0R4, LMS3796 - located in East Central area of maple Ridge, near the crossroads Abernethy Lane and Reid Avenue, just off Abernethy Way. This complex is only steps to Harry Hooge Park, Harry Hooge Elementary School, Fletcher Park, Eric Langton Elementary School and St. Patrick's School. Horseman's Park, Alouette Park, Aloutte Elementary School, Merkley Park, Maple Ridge Secondary School, Kin Park, Haney Shopping Plaza, Starbucks Coffee, Memorial Peace park, Municipal Hall, Maple Ridge Public Library, Save-on-Foods, Zellers, Epic Yoga and Fitness Studio, London Drugs, Maple Ridge Arts Centre and Theatre, Curves, Scotiabank and Southridge Centre are within minutes from the

complex. The bus stops are within walking distance and West Coast Express station is less that 10-minute drive away. "22980 Abernethy Lane" was built in 1998 with a frame-wood construction and vinyl exterior finishing. There are 9 units in development and in strata. This two-level complex offers a playground and in-suite laundry. Most homes feature gas fireplaces, spacious rooms, storage rooms, fenced backyards and single garages.

Amenities & Features

✓ None

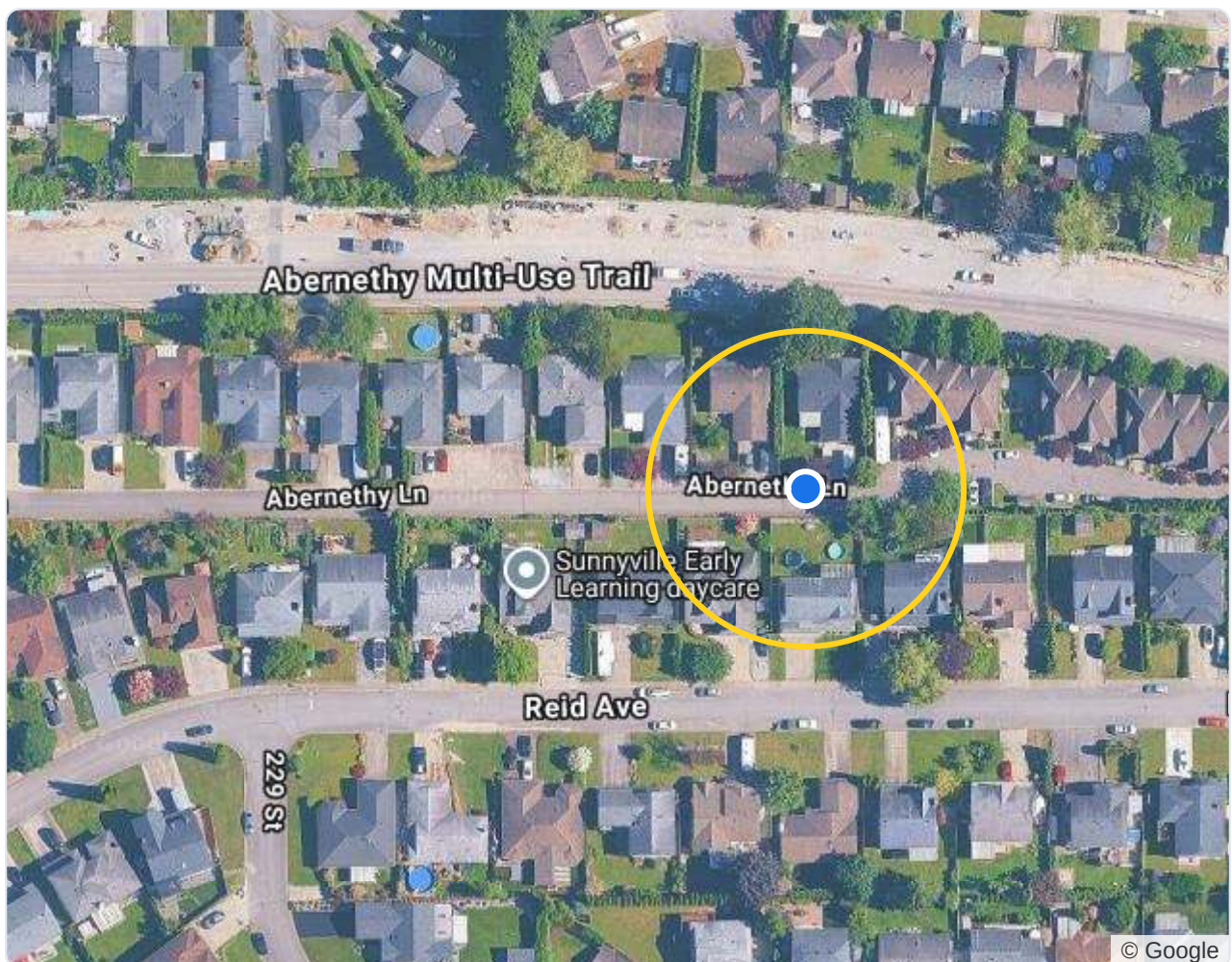
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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