

BUILDING BROCHURE

SOMMERVILLE GARDENS - 23085 118TH BUILDING

23085 118th Ave. · Maple Ridge, BC V2X 3J7 · East Central



1 FOR SALE
FROM \$749,800

4 SOLD · 12 MO
\$700,000-\$725,000


12-MO SOLD TREND
-2

Unit Mix

3 Bedroom

41 units
1,278 – 1,671 sf
from \$540,000

4 Bedroom

1 unit
1,720 – 1,720 sf
from \$780,000

For Sale in Sommerville Gardens - 23085 118th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,800	3 / 3	1461 sf	\$513	15 23085 118 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$725,000	3 / 3ba	1568 sf	\$462	2026-07-11
\$700,000	3 / 3ba	1574 sf	\$445	2026-02-15
\$700,000	3 / 3ba	1464 sf	\$478	2026-01-28
\$725,000	3 / 3ba	1423 sf	\$509	2025-11-19

Value & Financing

Price Positioning

\$513 /sq ft

Active listings here average **\$513/sf** vs **\$581/sf** across East Central.

12% below area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from) **\$749,800**

20% down payment **\$149,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 2	SUITES 83	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2612	MANAGEMENT Profile Properties Ltd.

Overview

Sommerville Gardens - 23085 118 Avenue, Maple Ridge, BC V2X 2M9, LMS2612 - located in East Central area of Maple Ridge, near the crossroads 118th Avenue and 232nd Street. Sommerville Gardens is situated adjacent to Pionner Park. Golden Ears Elementary School is across from the street. Telosky Stadium, Haney Youth Action Park, Maple Ridge Lawn Bowling Club, Kanaka Elementary School, Maple Ridge Museum, Brickwood Park, Southridge Centre, Save-on-Foods, Starbucks Coffee, London Drugs, Epic Yoga and Fitness Studio, Zellers, Scotiabank, Maple Ridge Public Library, HSBC Bank, Haney Shopping Plaza, Maple Ridge Arts Centre and Theatre, Municipal Hall, Memorial Peace Park, Harry Hooge Park, Harry Hooge Elementary School, Merkley Park, Eric Langton Elementary School, St. Patrick's School, Maple Ridge Secondary School and Reg Franklin Park are within minutes from the complex. The restaurants in the neighbourhood are A&W, China Kitchen, Soprano's Pizza, King's Place, Marina's Gelato, Shinobi Japanese, Papa John's Pizza and McDonald's. Sommerville Gardens was built in 1997 with a frame-wood construction and vinyl exterior finishing. There are 83 units in development and in strata. This complex offers a playground and in-suite laundry. Most homes feature spacious rooms, vaulted ceilings, laminate floors, carpets in bedrooms, gas fireplaces, large windows, fenced backyards and single garages.

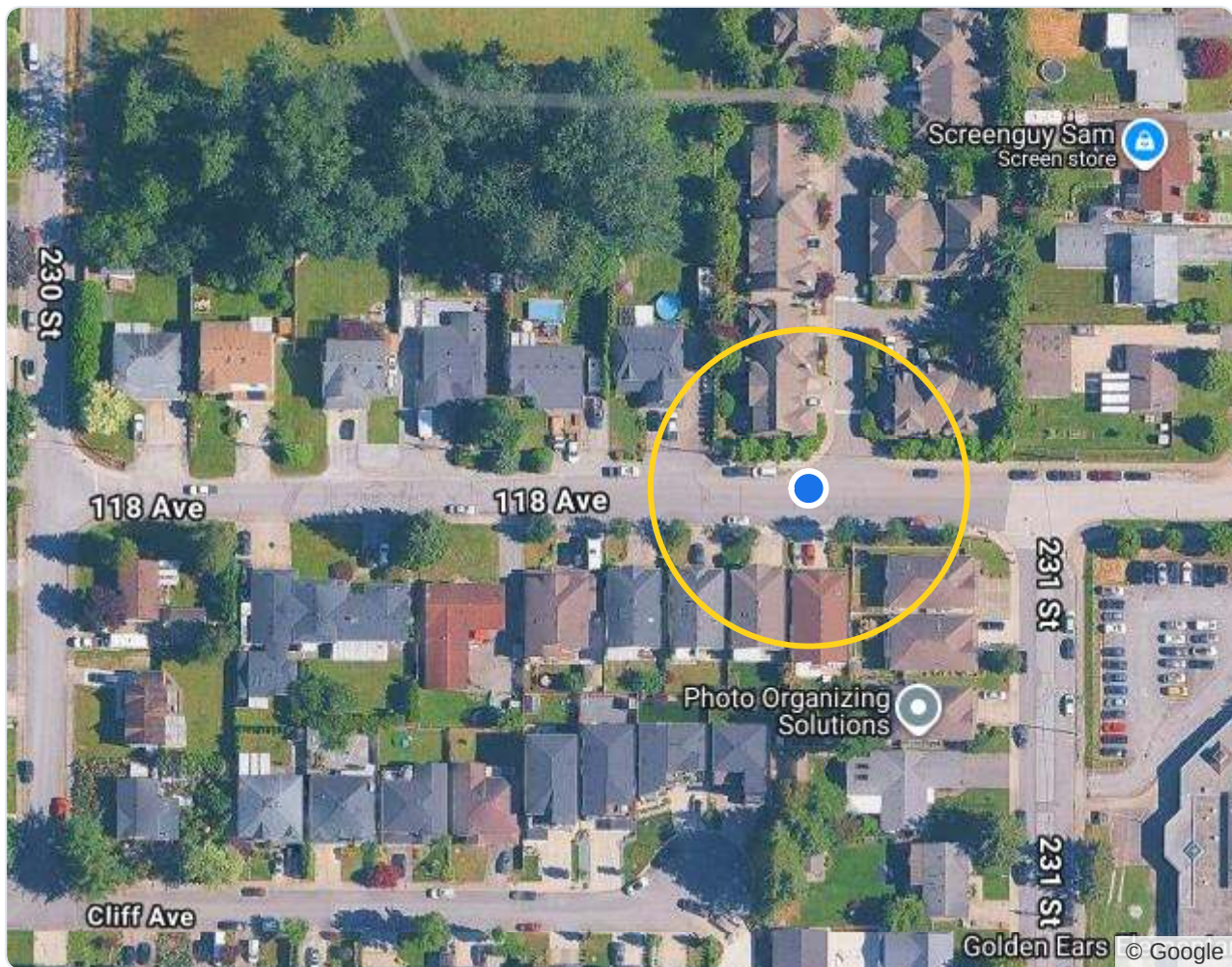
Amenities & Features

- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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Book a Viewing
scan or call