

BUILDING BROCHURE

ORLEANS RIDGE - 976 ADAIR BUILDING

976 Adair Ave. · Coquitlam, BC V3K 3V2 · Maillardville



Scan to view online



Unit Mix

2 Bedroom

11 units

1,108 – 1,207 sf

from \$580,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$730,000	2 / 3ba	1151 sf	\$634	2025-08-11
\$733,000	2 / 3ba	1139 sf	\$644	2025-07-07
\$749,900	2 / 3ba	1207 sf	\$621	2025-05-07
\$735,000	2 / 3ba	1154 sf	\$637	2024-10-07

YEAR BUILT 2007	LEVELS 3	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2489	DEVELOPER Quadra Homes
MANAGEMENT First Service Residential			

Overview

Orleans Ridge - 976 and 990 Adair Avenue, Coquitlam, BC V3K 3V2, Strata Plan No. BCS2489 3 Levels, 50 Units, Built 2008, Crossing roads: Adair Avenue and Woolridge Street. Consisting of 50 strata title condominium units in two three story buildings, Orleans Ridge is in Coquitlam's Maillardville neighborhood on the edge of green space, yet walking distance to shopping and community amenities.

Developed by Quadra Homes, these one, two and three bedroom homes ranging to over 1,500 square feet showcase classic West Coast architecture. Contemporary interiors feature 9' ceilings, natural gas fireplaces, built in wiring for speakers, warm laminate floors, Italian tiling, corner tubs, granite countertops, and stainless steel appliances. Large private decks invite outdoor entertaining, and private underground garages welcome residents of every home. Residents at Orleans Ridge also can enjoy the buildings amenities including exercise room and meeting room.

Orleans Ridge is near Braid SkyTrain Station, one stop from Lougheed Town Center, and nearby IKEA and other big box retailers, Maillardville's shopping and schools, Sammy J. Peppers Grill & Bar, Mackin Park, and SilverCity Coquitlam Cinemas in the local neighbourhood.

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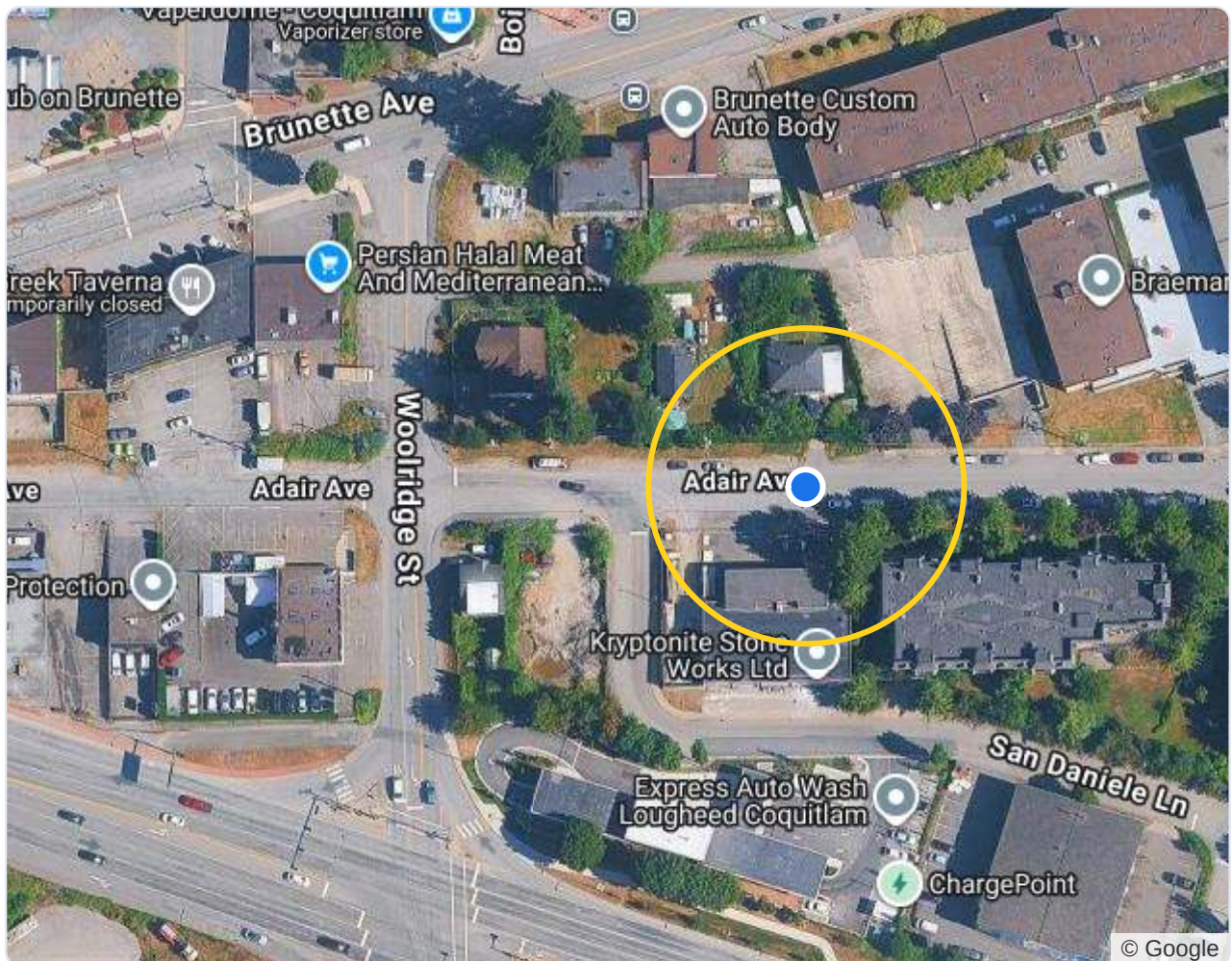
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening

Location



Les Twarog

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