

BUILDING BROCHURE

COLONIAL WEST - 20554 118TH BUILDING

20554 118th Ave. · Maple Ridge, BC V2X 0S3 · Southwest Maple Ridge



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3 FOR SALE
FROM \$449,000

1 SOLD · 12 MO
\$505,500-\$505,500

12-MO SOLD TREND
3.6

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

40 units

962 – 1,207 sf

from \$297,000

For Sale in Colonial West – 20554 118th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	1189 sf	\$420	13 20554 118TH AVENUE
\$489,900	2 / 2	1035 sf	\$473	26 20554 118 AVENUE
\$449,000	2 / 2	962 sf	\$467	46 20554 118 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,500	2 / 2ba	1165 sf	\$434	2026-02-20
\$525,000	2 / 2ba	1148 sf	\$457	2025-08-31
\$495,000	2 / 2ba	1126 sf	\$440	2024-09-11
\$470,000	2 / 2ba	1028 sf	\$457	2024-04-17

Value & Financing

Price Positioning

\$453 /sq ft

Active listings here average \$453/sf vs \$606/sf across Southwest Maple Ridge.

25% below area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) \$449,000

20% down payment \$89,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 2	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3141	MANAGEMENT Confidential

Overview

Colonial West - 20554 118 Avenue, Maple Ridge, BC V2X 0S3, NWS3141 - located in Southwest Maple Ridge, near the crossroads 118 Avenue and 207 Street. The Colonial West is only steps to Ridge Meadows College and walking distance to Camwood Park, Save-on-Foods, London Drugs, Starbucks Coffee, Westgate Shopping Centre, Fitness Unlimited, Value Village, Meadow Ridge Shopping Centre, Hammond Elementary School, Hammond Community Centre, Hammond Park, Hammond Stadium, Maple Ridge Elementary School and Maple Ridge Golf Course. The restaurants in the neighbourhood are Pizza Hut, The Keg Steakhouse and Bar, GM, A&W Restaurants, Burger King Restaurants, Tim Horton's, Boston Pizza and ABC Country. The residents of the Colonial West have easy access to Lougheed Hwy and Golden Ears Bridge. The bus stops are near the complex and Maple Meadows Station is a 5-minute drive away. The Colonial West was built in 1990 with a frame-wood construction and vinyl exterior finishing. There are 84 units in development and in strata. This is an adult-oriented community with an age restriction 35 years old and above. This complex offers a lounge, wheelchair access, a club house, a garden, detached workshop and in-suite laundry. Most homes feature crown moldings, laminate floors, spacious rooms, balconies, patios and covered parking.

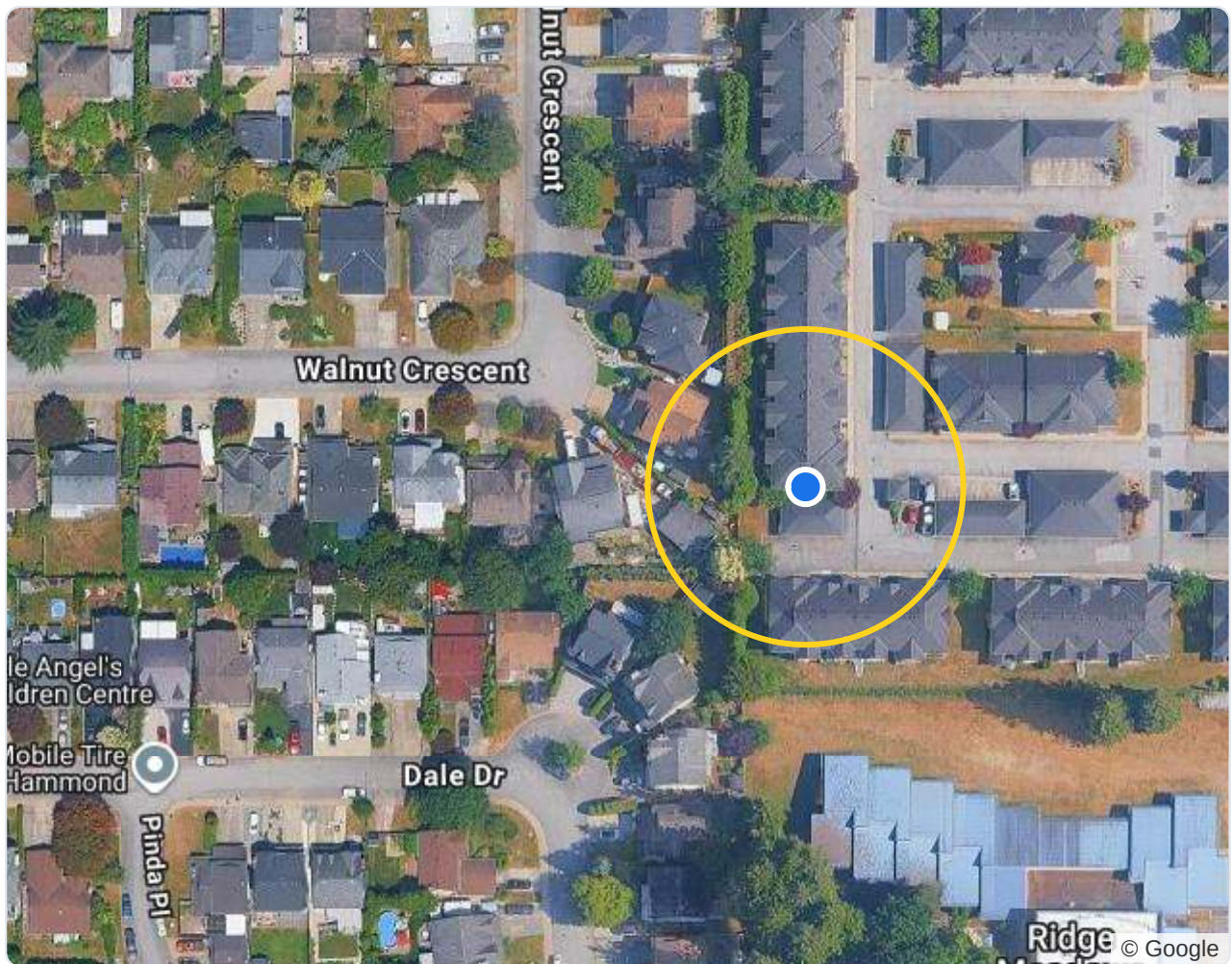
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Workshop Detached

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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