

FRASER GLEN

22740 116th Ave. · Maple Ridge, BC V2X 2X7 · East Central



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**3** FOR SALE
FROM \$645,000**6** SOLD · 12 MO
\$525,000–\$750,000

Unit Mix

1 Bedroom1 unit
1,299 – 1,299 sf
from \$645,000**2 Bedroom**36 units
1,307 – 1,932 sf
from \$520,000**3 Bedroom**2 units
1,985 – 2,070 sf
from \$732,000

For Sale in Fraser Glen & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	2 / 2	1932 sf	\$388	22 22740 116 AVENUE
\$649,000	2 / 2	1356 sf	\$479	42 22740 116 AVENUE
\$645,000	1 / 2	1299 sf	\$497	38 22740 116 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,000	2 / 2ba	1419 sf	\$479	2026-06-19
\$647,000	2 / 2ba	1346 sf	\$481	2026-03-15
\$750,000	2 / 2ba	1703 sf	\$440	2025-12-18
\$640,000	2 / 2ba	1341 sf	\$477	2025-10-04

Value & Financing

Price Positioning

\$454 /sq ft

Active listings here average **\$454/sf** vs **\$611/sf** across East Central.

26% below area average

Mortgage Snapshot

\$3,089 /mo

Entry price (from) **\$645,000**

20% down payment **\$129,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 2	SUITES 69	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1596	MANAGEMENT Confidential

Overview

Fraser Glen - 22740 116 Avenue, Maple Ridge, BC V2X 3E6, LMS1596 - located in East Central area of Maple Ridge, near the crossroads 116th Avenue and Lougheed Hwy. Fraser Glen is within minutes to Maple Ridge Museum, Brickwood Park with its tennis courts and a playground, Telosky Stadium and Thomas Haney Youth Action Park, Maple Ridge Lawn Bowling Club, Epic Yoga and Fitness Studio, Southridge Centre, London Drugs, Save-on-Foods, Curves, Starbucks Coffee,

Haney Place Mall, Memorial Peace Park, Municipal Hall, Maple Ridge Arts Centre and Thetre, Zellers, Scotiabank, Maple Ridge Public Library, HSBC Bank, Haney Shopping Centre, Callaghan Park, KinPark and Reg Franklin Park. The restaurants in the neighbourhood are McDonald's, Red Robin, China Kitchen, A&W Restaurants, Dino's Place, Mona Pizza, Papa John's Pizza, Soprano's Pizza, King's Kitchen and Shinobi Japanese. The bus stops near the complex and West Coast Express station is a short drive away. The schools nearby are Golden Ears Elementary, Kanaka Creek Elementary, Alexander Robinson Elementary, Harry Hooge Elementary, Eric Langton Elementary, Maple Ridge Secondary and Alouette Elementary. Fraser Glen was built in 1994 with a frame-wood construction and vinyl exterior finishing. There are 69 units in development and in strata. This is an adult-oriented community with an age restriction 45 years old and above. This complex offers wheelchair access, an exercise centre, a hot tub, a sauna, a lounge, tennis courts, in-suite laundry and RV parking. Most homes feature open concept living room, vaulted ceilings, spacious bedrooms, gas fireplaces, balconies, lots of windows, patios and backyards. A lot of suites were updated and offer stainless steel appliances, granite countertops and laminate floors.

Amenities & Features

✓ None

Maintenance Fees Include

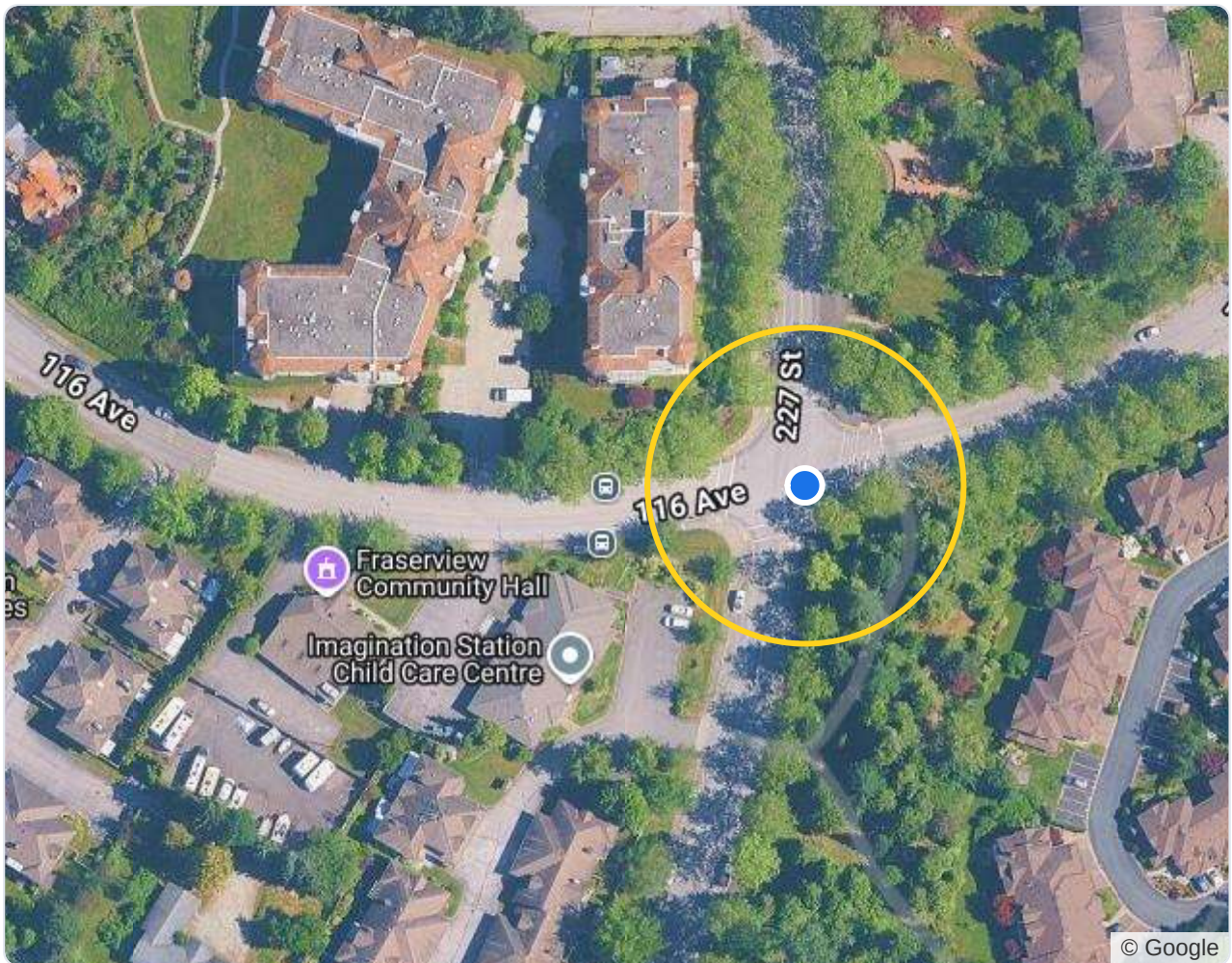
✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Recreation Facility

Location



Les Twarog

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