

BUILDING BROCHURE

GOLDEN EARS GATE

22661 Lougheed Hwy. · Maple Ridge, BC V2X 2V4 · East Central



Scan to view online



3 FOR SALE
FROM \$324,900

12-MO SOLD TREND
23.7

Unit Mix

1 Bedroom

4 units

731 – 780 sf

from \$245,000

2 Bedroom

19 units

804 – 1,049 sf

from \$253,000

For Sale in Golden Ears Gate & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,000	2 / 1	1016 sf	\$432	331 22661 LOUGHEED HIGHWAY
\$399,999	2 / 1	831 sf	\$481	440 22661 LOUGHEED HIGHWAY
\$324,900	1 / 1	780 sf	\$417	328 22661 LOUGHEED HIGHWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$416,000	2 / 1ba	902 sf	\$461	2024-04-14
\$429,000	2 / 1ba	924 sf	\$464	2024-01-17
\$452,000	2 / 1ba	840 sf	\$538	2023-12-02
\$425,000	2 / 1ba	904 sf	\$470	2023-08-02

Value & Financing

Price Positioning

\$443 /sq ft

Active listings here average **\$443/sf** vs **\$614/sf** across East Central.

28% below area average

Mortgage Snapshot

\$1,556 /mo

Entry price (from) **\$324,900**

20% down payment **\$64,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 4	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2977	MANAGEMENT Ecm Strata Management Ltd.

Overview

Golden Ears Gate - 22661 Lougheed Hwy, Maple Ridge, BC V2X 2V4, NWS2977 - located in East Central area of Maple Ridge, near the crossroads Lougheed Hwy and 227th Street. Save-on-Foods, London Drugs, Starbucks Coffee, Red Robin, Dino's Place and Beans Around Books are within steps from the complex. Southridge Centre, McDonald's, A&W, China Kitchen, Epic Yoga and Fitness Studio, REVS Maple Ridge, Papa John's Pizza, Joe's Plaza, Scotiabank, Maple Ridge Arts Centre and Theatre, Municipal Hall, Memorial Peace Park, Maple Ridge Public Library, Maple Ridge Dance Circle, Haney Shopping Centre, Marina's Gelato, HSBC Bank, Curves, Shinobi Japanese, Zellers, Soprano's Pizza and King's Kitchen are within minutes from the Golden Ears Gate. The schools in the neighbourhood are Golden Ears Elementary, St. Patrick's School, Eric Lenton Elementary, Harry Hooge Elementary, Maple Ridge Secondary, Alouette Elementary, Alexander Robinson Elementary and Kanaka Creek Elementary. The residents of Golden Ears Gate have easy access to Haney By-Pass and Golden Ears Bridge. The bus stop is only steps away and West Coast Express station is less than 5-minute drive away. Golden Ears Gate was built in 1990 with a frame-wood construction and vinyl exterior finishing. There are 43 units in development and in strata. This four-level building features an elevator, in-suite laundry and secure underground parking. Most homes offer gas fireplaces, balconies, spacious rooms, large windows and laminate floors. Some suites have beautiful views of Golden Ears Mountains.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

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