

BUILDING BROCHURE

ROSEWOOD COURT - 22611 116TH BUILDING

22611 116th Ave. · Maple Ridge, BC V2X 0W7 · East Central



Scan to view online



3 FOR SALE
FROM \$358,000

3 SOLD · 12 MO
\$395,000-\$645,000


12-MO SOLD TREND
2.1

Unit Mix

1 Bedroom

5 units
776 – 795 sf
from \$305,000

2 Bedroom

34 units
999 – 1,745 sf
from \$329,000

For Sale in Rosewood Court - 22611 116th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$464,900	2 / 2	1349 sf	\$345	208 22611 116 AVENUE
\$449,000	2 / 1	1123 sf	\$400	325 22611 116 AVENUE
\$358,000	1 / 1	781 sf	\$458	104 22611 116 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,000	2 / 2ba	1355 sf	\$476	2026-04-29
\$395,000	2 / 1ba	999 sf	\$395	2026-04-15
\$515,000	2 / 1ba	1037 sf	\$497	2025-12-06
\$400,000	2 / 1ba	1149 sf	\$348	2025-08-05

Value & Financing

Price Positioning

\$401 /sq ft

Active listings here average **\$401/sf** vs **\$617/sf** across East Central.

35% below area average

Mortgage Snapshot

\$1,715 /mo

Entry price (from) **\$358,000**

20% down payment **\$71,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	LEVELS 3	SUITES 81	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3296	MANAGEMENT Self Managed

Overview

Rosewood Court - 22611 116 Avenue, Maple Ridge, BC V2X 0W7, NWS3296 - located in East Central area of Maple Ridge, near the crossroads 116th Avenue and 227th Street. Rosewood Court is situated within minutes to Maple Ridge Museum, Brickwood Park, Telosky Stadium and Thomas Haney Youth Action Park, Maple Ridge Lawn Bowling Club, Golden Ears Elementary School, Epic Yoga and Fitness Studio, Pioneer Park, Save-on-Foods, London Drugs, Southridge Centre, Haney Place Mall, Memorial Peace Park, Maple Ridge Public Library, Maple Ridge Arts Centre and Theatre, Municipal Hall, Starbucks Coffee, Haney Shopping Plaza, Eric Langton Elementary School, St. Patrick's School, Reg Franklin Park, Maple Ridge Secondary School and Merkley Park. The restaurants in the neighbourhood are A&W, McDonald's, Red Robin, Dino's Place, China Kitchen, Shinobi Japanese, Papa John's Pizza, Marina's Gelato, Mona Pizza, Soprano's Pizza and King's Kitchen. The residents of Rosewood Court have easy access to main roads and Hwy such as Haney By-Pass, Lougheed Hwy, Dewdney Trunk Road and Golden Ears Bridge. The bus stop is across the street and West Coast Express is about 10-minute walk away. The Rosewood Court was built in 1990 with a frame-wood construction and vinyl exterior finishing. There are 81 units in development and in strata. This is an adult-oriented community with an age restriction 45 years old and above. This three-level building offers great amenities that include a club house, an exercise centre, wheelchair access, a guest suite, in-suite laundry, indoor swimming pool, a hot tub, a sauna, a workshop, a garden and RV parking on site. Most homes feature spacious rooms, high vaulted ceilings, skylights, crown moldings, patios, large windows and open concept floor plans.

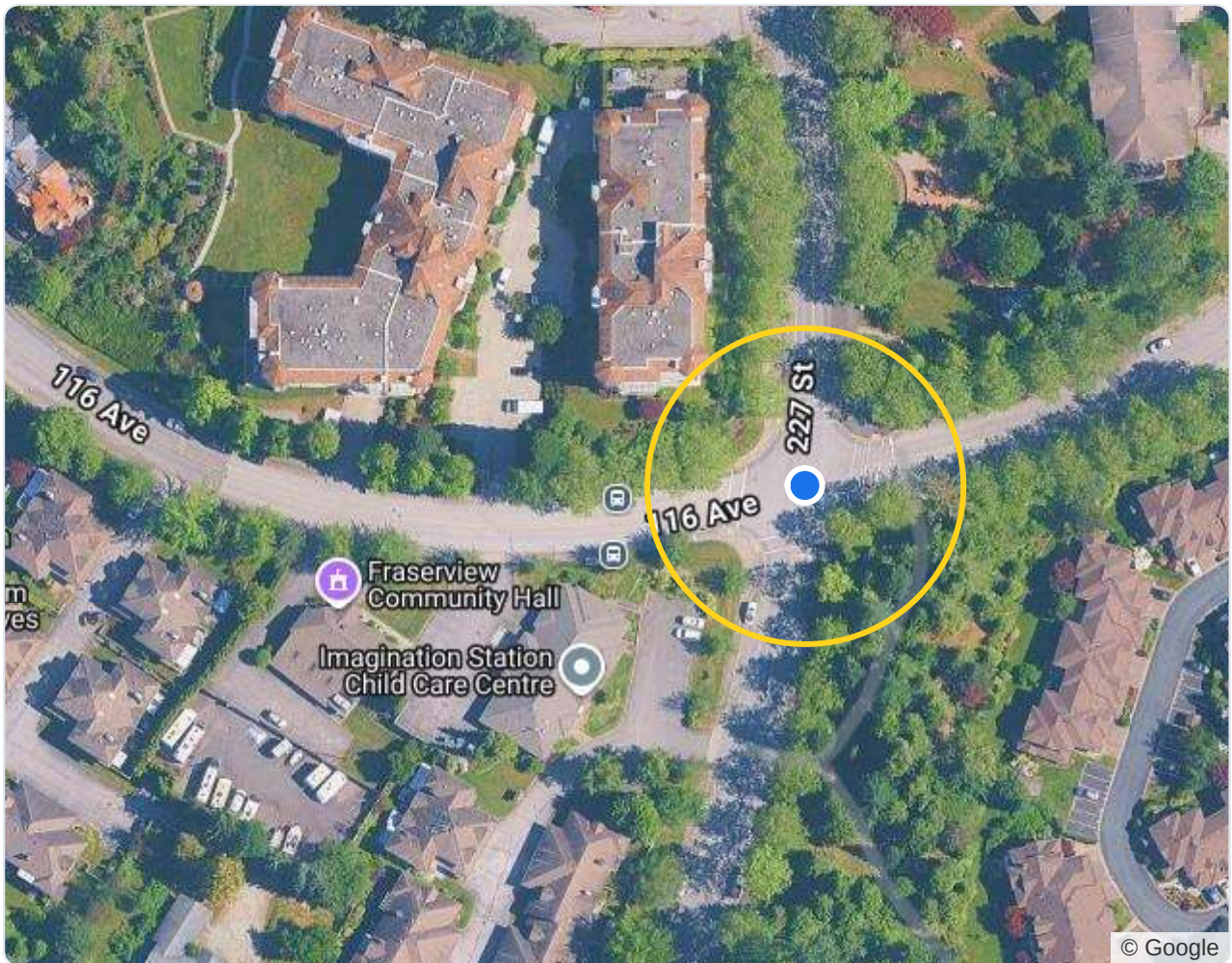
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Workshop Attached |

Maintenance Fees Include

- | | |
|-----------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call