

Active
R3042402

 Board: V, Detached
 House with Acreage

13511 224 STREET

 Maple Ridge
 North Maple Ridge
 V4R 2P8

\$2,125,000 (LP)
 (SP)


Days on Market: 0	List Date: 9/5/2025	Seller's Acceptance Date:
Orig. Price: \$2,125,000	Expiry Date: 3/31/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1946
Frontage (feet): 261.80	Bedrooms: 3	Age: 79
Frontage (metres): 79.80	Bathrooms: 2	Zoning: RS-3
Depth / Size: 1,329.40	Full Baths: 2	Gross Taxes: \$5,859.45
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2024
Lot Area (acres): 8.00	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 002-771-225	Tour: Virtual Tour Link
View: No		

Complex/Subdiv: **North Maple Ridge**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport & Garage, RV Parking Avail.		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
	Title to Land: Freehold NonStrata		
Renovations:	Seller's Interest: Registered Owner		
# of Fireplaces: 0 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: None	Fixtures Leased: No		
Fuel/Heating: Forced Air	Fixtures Rmvd: No		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:		

Type of Roof: **Asphalt**

 Legal: **LOT 2, PLAN NWP6688, SECTION NE30, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN N 66'**

 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

 Amenities: **Workshop Detached**

 Site Influences: **Rural Setting, Shopping Nearby**

Features:

Finished Floor (Main):	1,149	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,002	Main	Living Room	20'x15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'x13'			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	15'x10'			x	
Finished Floor (Basement):	0	Main	Den	13'x10'			x	
Finished Floor (Total):	2,151 sq. ft.	Main	Eating Area	12'x15'			x	
Unfinished Floor:	0	Main	Laundry	12'x15'			x	Above 4
Grand Total:	2,151 sq. ft.	Main	Bar Room	10'x10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	8'x6'			x	
		Main	Storage	8'x6'			x	
		Above	Primary Bedroom	20'x15'			x	
Suite: None		Above	Bedroom	15'x15'			x	
Basement: Crawl, None		Above	Bedroom	17'x15'			x	
		Above	Flex Room	6'x6'			x	

Crawl/Bsmt. Ht:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

List Broker 3:

 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

nav@farmsinbc.com

List Broker 2:

3:

Appointments:

Touchbase

List Desig Agt 2:

Call:

Jay Khakh

Buyer's Broker 1:

Phone:

604-418-2937

Buyer's Agent 1:

2:

3:

Owner:

Commission:

 Occupancy: **Tenant**

 Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

8 ACRES House and Acreage. Centrally located close to downtown Maple Ridge! Great location to build an Estate Home. The main home is 2,151 SQ/FT WITH 3 Bedrooms and 2 Bathrooms. Fertile soil is great for various crops. The Property has City Water, Gas, and Hydro. Minutes away from all schools, amenities, and entertainment. Easy access to Lougheed Highway and Highway #7.