FARMS IN BC
REAL ESTATE GROUP

Active
R3178154
Board: V, Detached
House with Acreage

13511 224 STREET
Maple Ridge
North Maple Ridge
V4R 2P8

$1,499,000 (LP)
(SP)



Days on Market: **3** List Date: **10/23/2026** Seller's Acceptance Date:
Orig. Price: **$1,499,000** Expiry Date: **3/31/2027** Subject Removal Date:
Prev. Price: **$0** Completion Date:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**1946**
Frontage (feet):	**261.80**	Bedrooms:	**3**	Age:	**80**
Frontage (metres):	**79.80**	Bathrooms:	**2**	Zoning:	**RS-3**
Depth / Size:	**1329.40**	Full Baths:	**1**	Gross Taxes:	**$6,678.86**
Lot Area (sq.ft.):	**0.00**	Half Baths:	**1**	For Tax Year:	**2026**
Lot Area (acres):	**8.00**	Rear Yard Exp:		Tax Inc. Utilities?:	**No**
Flood Plain:	**Yes**	P.I.D.:	**002-771-225**	Tour:	**Virtual Tour URL**
View:	**No :**				

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

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **None** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **No : Provided Upon Acceptance**
Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

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

Amenities: **Workshop Detached**

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

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

Finished Floor (Main):	**1,149**	
Finished Floor (Above):	**1,002**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**2,151**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**2,151**	**sq. ft.**
Flr Area (Det'd 2nd Res):		**sq. ft.**

Suite: **None**
Basement: **Crawl, None**

Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**20'x15'**
Main	**Dining Room**	**15'x13'**
Main	**Kitchen**	**15'x10'**
Bsmt	**Den**	**13'x10'**
Main	**Eating Area**	**12'x15'**
Main	**Laundry**	**12'x15'**
Main	**Bar Room**	**10'x10'**
Main	**Storage**	**8'x6'**
Main	**Storage**	**8'x6'**
Above	**Primary Bedroom**	**20'x15'**
Above	**Bedroom**	**15'x15'**
Above	**Bedroom**	**17'x15'**
Above	**Flex Room**	**6'x6'**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**5**
Above	**2**

Manuf Type: Registered in MHR?: PAD Rental:
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:
List Desig Agt 2: 3:
Buyer's Broker 1:
Buyer's Agent 1: 2: 3:
Owner:
Commission:

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-782-0988**

Occupancy: **Tenant**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. PROPERTY SOLD 'AS IS WHERE IS" 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.