## 304 22858 LOUGHEED HIGHWAY MAPLE RIDGE

East Central, V2X 2V6

<b>Residential Attached</b>
\$485,000 (LP)

Legal:   COMMON PROPERTY IN     Amenities:   Elevator, In Suite Laundry     Site Influences:   Central Location, Recreation	Bedrooms: Bathrooms:	2	Approx. Year Built:	2010
Frontage (ft):Lot Area:Flood Plain:Rear Yard Exp:View:YesStyle of Home:Upper UnitConstruction:Frame - WoodExterior:OtherFoundation:FullRain Screen:FullRenovations:# of Fireplaces:Water Supply:City/MunicipalFuel/Heating:ElectricOutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:ComMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:CithWsh/Dryr/Frdg/Stve/EBylaw Restric:Rentals Allwd w/RestrctmsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainDining Room	Bathrooms:		••	
Lot Area: Flood Plain: Rear Yard Exp: View: Yes Style of Home: Upper Unit Construction: Frame - Wood Exterior: Other Foundation: Rain Screen: Full Renovations: # of Fireplaces: Water Supply: City/Municipal Fuel/Heating: Electric Dutdoor Area: Balcony(s) Type of Roof: Asphalt Floor Finish: Laminate,Mixed View: Yes : North Shore Mounta Mgmt. Company: Fraser Property Managen Complex / Subdiv: URBAN GREEN Services Connected: Electricity,Natural Gas,Sa Legal: STRATA LOT 12 SECTION COMMON PROPERTY IN Amenities: Elevator,In Suite Laundry Site Influences: Central Location,Recreati Features: CithWsh/Dryr/Frdg/Stve/D Bylaw Restric: Rentals Allwd w/Restrctors Listing Broker(s): Fraser Property Managen Living Room Main Kitchen Main Primary Bedroom Main Bedroom Main Dining Room Main Dining Room Main Dining Room		1	Age:	14
Flood Plain:     Rear Yard Exp:     //iew:   Yes     Style of Home:   Upper Unit     Construction:   Frame - Wood     Exterior:   Other     Foundation:   Full     Renovations:   Full     Renovations:   Electric     Dutdoor Area:   Balcony(s)     Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Stel Influences:   Central Location,Recreati     Gata Mestric:   Rentals Allwd w/Restrctns     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Living Room     Main   Primary Bedroom     Main   Dining Room     Main   Dining Room     Main   Dining Room	Full Baths:	1	Zoning:	C-3
Rear Yard Exp:YesView:YesStyle of Home:Upper UnitConstruction:Frame - WoodExterior:OtherFoundation:Rain Screen:Rain Screen:FullRenovations:Full# of Fireplaces:Water Supply:Water Supply:City/MunicipalFuel/Heating:ElectricDutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:COMMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:CithWsh/Dryr/Frdg/Stve/ZBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainDining Room	Half Baths:	0	Gross Taxes:	\$2,081.40
View:   Yes     Style of Home:   Upper Unit     Construction:   Frame - Wood     Exterior:   Other     Foundation:   Rame - Wood     Rain Screen:   Full     Renovations:   Full     # of Fireplaces:   Water Supply:     Water Supply:   City/Municipal     Fuel/Heating:   Electric     Dutdoor Area:   Balcony(s)     Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mountate     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTION     Common PROPERTY IN   Amenities:     Elevator,In Suite Laundry   Site Influences:     Features:   CithWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrctms     Listing Broker(s):   Fraser Property Managen     Wain   Living Room     Main   Kitchen     Main   Bedroom     Main   Dining Roo	Maint. Fee:	427.01	For Tax Year:	2022
Style of Home:Upper UnitConstruction:Frame - WoodExterior:OtherFoundation:Rain Screen:Rain Screen:FullRenovations:## of Fireplaces:Water Supply:Water Supply:City/MunicipalFuel/Heating:ElectricOutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountationMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:ComMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:CithWsh/Dryr/Frdg/Stve/EBylaw Restric:Renatas Allwd w/RestrctmsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainDining Room	maint. r cc.	427.01	P.I.D.:	028-425-898
Construction:Frame - WoodExterior:OtherFoundation:Rain Screen:Rain Screen:FullRenovations:## of Fireplaces:Water Supply:Water Supply:City/MunicipalFuel/Heating:ElectricOutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:COMMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:CithWsh/Dryr/Frdg/Stve/DBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainDining Room				020 120 000
Exterior:OtherFoundation:Rain Screen:FullRenovations:Full& of Fireplaces:Water Supply:Water Supply:City/MunicipalFuel/Heating:ElectricDutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:ComMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:ClthWsh/Dryr/Frdg/Stve/DBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainDining RoomMainDining Room	Upper Unit		Total: 1 - Covered: 1	
Foundation:FullRain Screen:FullRenovations:Eet of Fireplaces:Vater Supply:Vater Supply:City/MunicipalFuel/Heating:ElectricDutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountateMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,Saegal:STRATA LOT 12 SECTIOI COMMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:ClthWsh/Dryr/Frdg/Stve/DBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainO sqft	Frame - Wood		1	
Rain Screen:   Full     Renovations:   Full     Renovations:   Full     Steof Fireplaces:   Vater Supply:     Vater Supply:   City/Municipal     Fuel/Heating:   Electric     Dutdoor Area:   Balcony(s)     Ype of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     //iew:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     regal:   STRATA LOT 12 SECTIOI     COMMON PROPERTY IN   Common Property IN     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/D     Bylaw Restric:   Rentals Allwd w/Restrctms     Listing Broker(s):   Fraser Property Managen     Main   Living Room     Main   Mitchen     Main   Dining Room     Main   Dining Room     Main   Dining Room	Other		Front	
Renovations:   Fireplaces:     Vater Supply:   City/Municipal     Fuel/Heating:   Electric     Dutdoor Area:   Balcony(s)     Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTION     COMMON PROPERTY IN   Common Property Managen     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrictins     Listing Broker(s):   Fraser Property Managen     Main   Living Room     Main   Kitchen     Main   Dining Room     Main   Dining Room     Main   Dining Room     Main   Dining Room			Garage Underbuilding, Visitor Parking	
a of Fireplaces:     Vater Supply:   City/Municipal     Fuel/Heating:   Electric     Dutdoor Area:   Balcony(s)     Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTION     COMMON PROPERTY IN   Common Property Managen     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/D     Bylaw Restric:   Rentals Allwd w/Restrctms     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Bedroom     Main   Dining Room     Main   Dining Room     Main   Dining Room	Full			
Vater Supply:City/MunicipalFuel/Heating:ElectricDutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:ComMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:ClthWsh/Dryr/Frdg/Stve/EBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainO sqft		Units in Dev:	21 - Total Units in Strata	a: 21
Fuel/Heating:ElectricDutdoor Area:Balcony(s)Type of Roof:AsphaltFloor Finish:Laminate,MixedView:Yes : North Shore MountaMgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,Sa_egal:STRATA LOT 12 SECTIOI COMMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:ClthWsh/Dryr/Frdg/Stve/EBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMainO sqft		Distance to:		
Dutdoor Area:   Balcony(s)     Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mountate     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTIOI COMMON PROPERTY IN     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   CithWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrctns     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Bedroom     Main   Dining Room     Main   Dining Room     Main   Dining Room		Title to Land:	Freehold Strata	
Type of Roof:   Asphalt     Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTIOI COMMON PROPERTY IN     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrctms     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Kitchen     Main   Dining Room     Main   Dining Room     Main   Dining Room		Property Disc:	Yes	
Floor Finish:   Laminate,Mixed     View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTIOI     COMMON PROPERTY IN   COMMON PROPERTY IN     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrctms     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Bedroom     Main   Dining Room     Main   Dining Room     Main   Dining Room		PAD Rental:		
View:   Yes : North Shore Mounta     Mgmt. Company:   Fraser Property Managen     Complex / Subdiv:   URBAN GREEN     Services Connected:   Electricity,Natural Gas,Sa     Legal:   STRATA LOT 12 SECTIOI     Amenities:   Elevator,In Suite Laundry     Site Influences:   Central Location,Recreati     Features:   ClthWsh/Dryr/Frdg/Stve/E     Bylaw Restric:   Rentals Allwd w/Restrctns     Listing Broker(s):   Fraser Property Managen     Floor   Type     Main   Living Room     Main   Bedroom     Main   Dining Room		Fixtures Leased:	No	
Mgmt. Company:Fraser Property ManagenComplex / Subdiv:URBAN GREENServices Connected:Electricity,Natural Gas,SaLegal:STRATA LOT 12 SECTIOI COMMON PROPERTY INAmenities:Elevator,In Suite LaundrySite Influences:Central Location,RecreatiFeatures:CithWsh/Dryr/Frdg/Stve/EBylaw Restric:Rentals Allwd w/RestrctnsListing Broker(s):Fraser Property ManagenFloorTypeMainLiving RoomMainBedroomMainDining RoomMainDining RoomMain0 sqft		Fixtures Rmvd:	No	
Floor Type   Main Living Room   Main Kitchen   Main Primary Bedroom   Main Bedroom   Main Dining Room	N 17 TOWNSHIP 12 NEW WESTN I PROPORTION TO THE UNIT EN on Nearby,Shopping Nearby W,Drapes/Window Coverings,Sm	NTITLEMENT OF THE STF		
Main   Living Room     Main   Kitchen     Main   Primary Bedroom     Main   Bedroom     Main   Dining Room     Finished Floor (Main):   763 sqft     Finished Floor (Above):   0 sqft	ent Realty Services Ltd.			
Main   Kitchen     Main   Primary Bedroom     Main   Bedroom     Main   Dining Room     Finished Floor (Main):   763 sqft     Finished Floor (Above):   0 sqft	Dimensions	Floor	Туре	Dimensions
Main   Primary Bedroom     Main   Bedroom     Main   Dining Room     Finished Floor (Main):   763 sqft     Finished Floor (Above):   0 sqft	10'6 x 13'6			
Main Bedroom   Main Dining Room   Finished Floor (Main): 763 sqft   Finished Floor (Above): 0 sqft	6'8 x 7'			
Main   Dining Room     Finished Floor (Main):   763 sqft     Finished Floor (Above):   0 sqft	11'6 x 9'8			
Finished Floor (Main): 763 sqft Finished Floor (Above): 0 sqft	11' x 8'			
Finished Floor (Above): 0 sqft	7'10 x 7'6			
	# Of Rooms:	5	Bathroom Floor # of	Pieces Ensuite?
inished Floor (Below): 0 saft	# Of Kitchens:	1	Main 3	No
	# Of Levels:	1		
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 763 sqft	Basement:	None		
Jnfinished Floor: 0 sqft	# or % of Rentals Allowed	l:		
Grand Total: 763 sqft	# Of Pets:			

Rare find for 14 year old 2 bedroom unit close to downtown, shopping, recreation, restaurants and transit. Close to sports fields and Thomas Haney High School. Granite counter tops, baseboards and trim. North/West location so with view of North Shore mountains from deck. Over height garage door entry for access to most vans and pickups

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