RAMIREZ REAL ESTATE

BRIGHT, BEAUTIFUL & MOVE-IN READY YOUR PERFECT GROUND-FLOOR RETREAT!

106-20561 113 AVENUE | MAPLE RIDGE | V2X 1E2









1 BEDROOM	1 BATHROOM	692 SQ FT	SHOPPING & REC NEARBY

DESCRIPTION

Enjoy easy ground-floor living in this charming 1-bedroom corner unit, featuring desirable southeast exposure and abundant natural light. The spacious layout offers a comfortable living area with patio access, laminate flooring throughout, and a beautifully updated kitchen with new cabinetry, countertops, lighting, appliances, and pantry storage. The bright primary bedroom features its own sliding door to the patio, while the updated bathroom boasts a new vanity and fixtures. Fresh paint, new blinds, in-suite laundry with extra storage, and additional hallway storage add convenience. Includes 1 parking stall, with easy street parking and access in a quiet neighbourhood. Two pets allowed with no size restrictions!

SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	1992
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



ROYAL LEPAGE ELITE West

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.



Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
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RAMIREZ REAL ESTATE

Active

Board: V
Apartment/Condo

106 20561 113 AVENUE

Maple Ridge
Southwest Maple Ridge
V2X 1E2

Residential Attached
$379,900 (LP)
(SP) M



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View: :
Complex / Subdiv: **Waresley Place**
First Nation Reserve:

If new,GST/HST inc?:
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
P.I.D.: **017-996-015**

Original Price: **$379,900**
Approx. Year Built: **1992**
Age: **34**
Zoning: **CD-3-9**
Gross Taxes: **$3,241.82**
For Tax Year: **2026**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile**

Legal: **STRATA LOT 6, PLAN LMS629, DISTRICT LOT 278, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	**692**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**692 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**692 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **7**

Units in Development: **32**
Exposure:
Mgmt. Co's Name: **Fraser Property Management**
Maint Fee: **$400.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata: **32** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-466-7021**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Living Room**	**14'1 x 11'4**
Main	**Dining Room**	**11'11 x 7'7**
Main	**Kitchen**	**8'11 x 9'0**
Main	**Laundry**	**4'9 x 5'3**
Main	**Primary Bedroom**	**13'2 x 13'2**
Main	**Foyer**	**8'8 x 11'3**
Main	**Patio**	**17'4 x 9'0**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

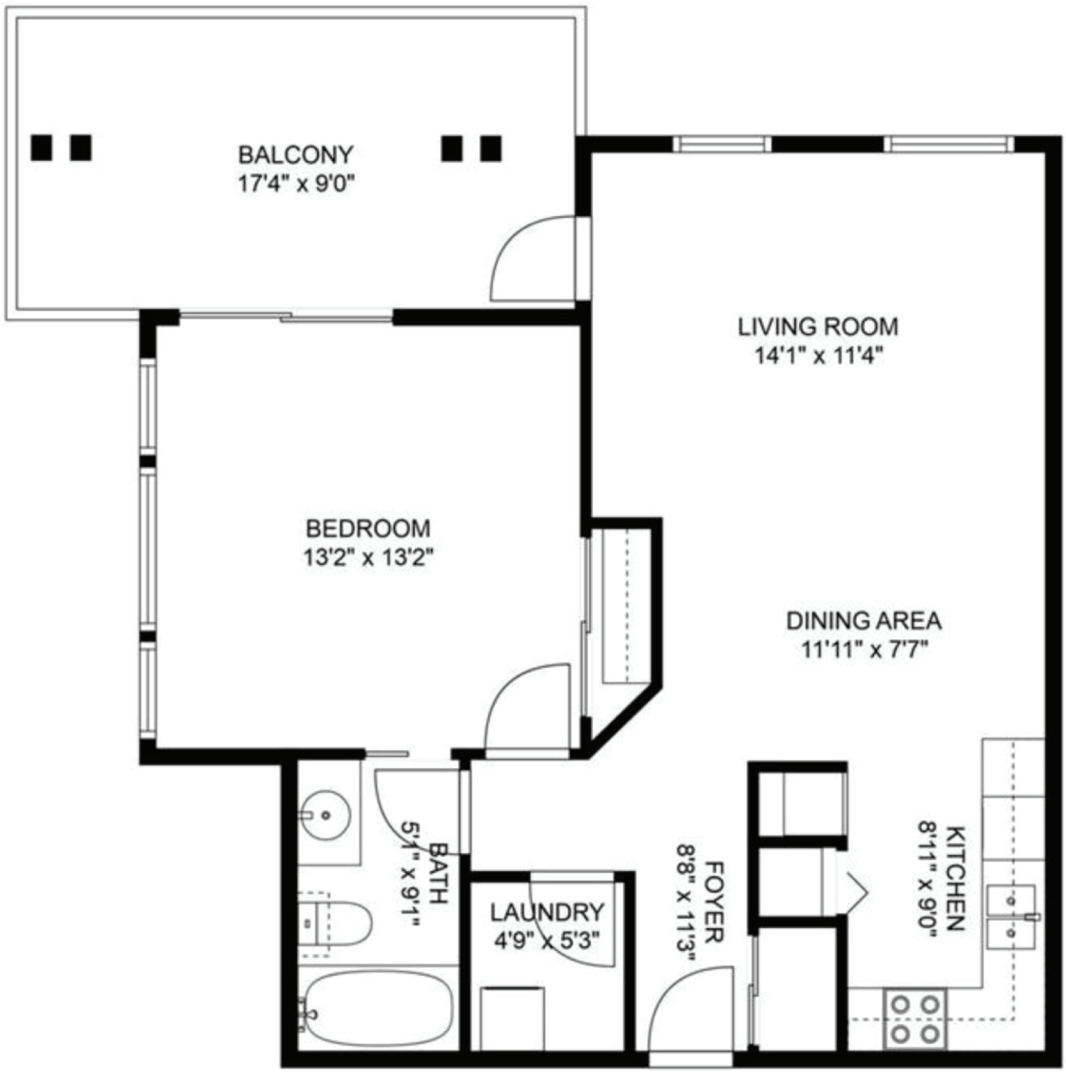
Listing Broker(s): **Royal LePage Elite West**

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The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

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