



RAMIREZ REAL ESTATE

# TIMELESS FAMILY HOME IN GREYSTONE ESTATES

11640 RITCHIE AVENUE | MAPLE RIDGE | V2X 6E7



7 BEDROOMS

4 BATHROOMS

4.131 SQ FT

PRIVATE YARD/LARGE LOT

## DESCRIPTION

First time on the market in over 20 years! This beautifully renovated and meticulously maintained family home sits on a rare 9,418 sq ft lot in the highly sought-after Greystone Estates. Featuring 7 bedrooms and 4 bathrooms, this spacious home offers an open-concept main floor with formal living and dining rooms—perfect for both everyday living and entertaining.

Upstairs you'll find four generous bedrooms, including a stunning primary suite with walk-in closet and 5-piece ensuite. The bright 2-bedroom basement suite with separate entry, full kitchen, and bathroom offers incredible flexibility for extended family or additional income.

Enjoy a fully fenced backyard with mature landscaping, storage shed, and an expanded covered deck—ideal for year-round gatherings. Centrally located close to schools, shopping, recreation, transit, and the West Coast Express. A rare opportunity for the whole family!

## SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/ BSMT

YEAR BUILT: 2002

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CENTRAL LOCATION

ROYAL LePAGE  
ELITE West

JULIE RAMIREZ | PREC\* | 778.385.3875 | [INFO@RAMIREZREALESTATE.CA](mailto:INFO@RAMIREZREALESTATE.CA)

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





Presented by:

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**Active**

Board: V  
 House/Single Family

**11640 RITCHIE AVENUE**

Maple Ridge  
 East Central  
 V2X 6E7

Residential Detached

**\$1,699,900** (LP)   
 (SP)

Sold Date: If new, GST/HST inc?: Original Price: **\$1,699,900**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2002**  
 Frontage(feet): **66.00** Bathrooms: **4** Age: **24**  
 Frontage(metres): **20.12** Full Baths: **3** Zoning: **RS-1**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$8,044.45**  
 Lot Area (sq.ft.): **9,418.00** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **0.22** P.I.D.: **025-112-295** Tax Inc. Utilities?:  
 Flood Plain: View: Tour: **Virtual Tour URL**  
 Complex/Subdiv: **Greystone Estates**

First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus:  
 Land Lease Expiry Year:

Legal: **LOT 2, PLAN LMP50997, DISTRICT LOT 401&402, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Pantry, Storage Shed**

Finished Floor (Main): **1,435**  
 Finished Floor (Above): **1,269**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **1,427**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **4,131 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **4,131 sq. ft.**  
 Flr Area (Det'd 2nd Res): **sq. ft.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
<b>Main</b>	<b>Living Room</b>	<b>14'6 x 12'0</b>	<b>Below</b>	<b>Bedroom</b>	<b>21'9 x 13'6</b>	
<b>Main</b>	<b>Kitchen</b>	<b>19'10 x 15'0</b>	<b>Below</b>	<b>Laundry</b>	<b>11'9 x 7'2</b>	<b>Main</b> <b>2</b>
<b>Main</b>	<b>Dining Room</b>	<b>11'6 x 12'0</b>				<b>Above</b> <b>5</b>
<b>Main</b>	<b>Family Room</b>	<b>19'0 x 15'0</b>				<b>Above</b> <b>4</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'0 x 10'0</b>				<b>Below</b> <b>4</b>
<b>Main</b>	<b>Laundry</b>	<b>7'6 x 6'6</b>				
<b>Above</b>	<b>Primary Bedroom</b>	<b>16'5 x 15'0</b>				
<b>Above</b>	<b>Bedroom</b>	<b>15'0 x 10'0</b>				
<b>Above</b>	<b>Bedroom</b>	<b>15'2 x 10'6</b>				
<b>Above</b>	<b>Bedroom</b>	<b>15'0 x 10'0</b>				
<b>Below</b>	<b>Kitchen</b>	<b>19'0 x 13'9</b>				
<b>Below</b>	<b>Living Room</b>	<b>19'7 x 14'0</b>				
<b>Below</b>	<b>Bedroom</b>	<b>9'9 x 9'9</b>				

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **15**

Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

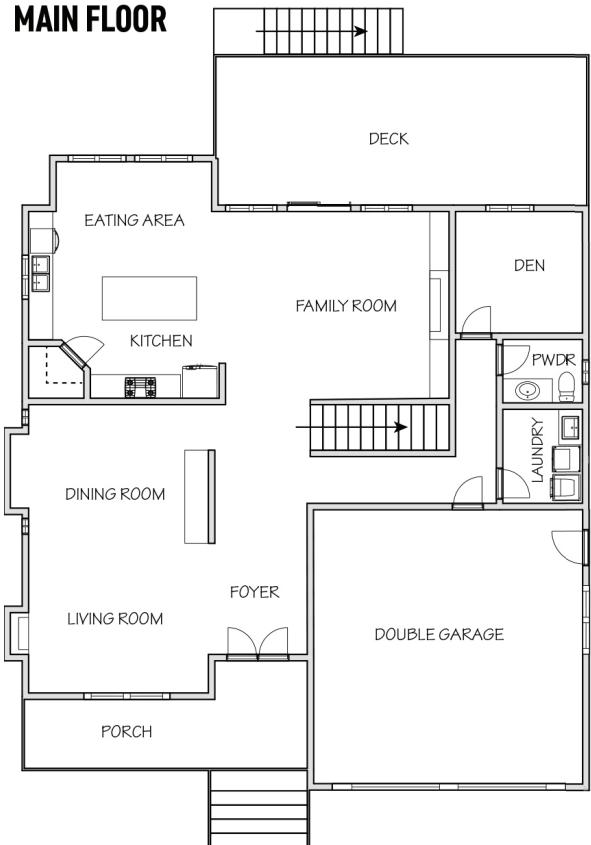
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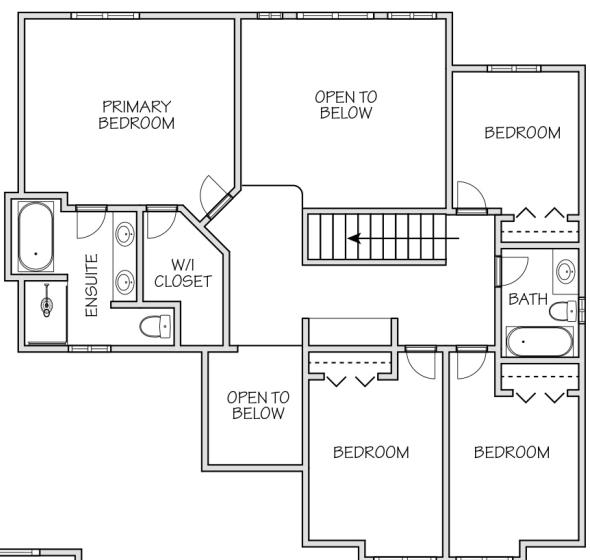
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### MAIN FLOOR



### UPPER FLOOR



### LOWER FLOOR



ROYAL LePAGE<sup>®</sup>  
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