

# 113-12070 227 STREET

STATION 1

1 BEDROOM | 1 BATHROOM | LIVING AREA: 648 SQFT



Welcome to this beautiful and quiet 1 bedroom condo at Station One! This 648 sq ft unit features stainless steel appliances, laminate flooring, quartz countertops and insuite laundry. Spend the summer nights lounging and enjoying dinner relaxing on your oversized patio! The patio leads to a pathway that provides quick access to the main road, ideal for dog owners. Located in the heart of Maple Ridge close to parks, grocery stores, farmer's market, schools, restaurants, recreation and much more.

604-908-5465

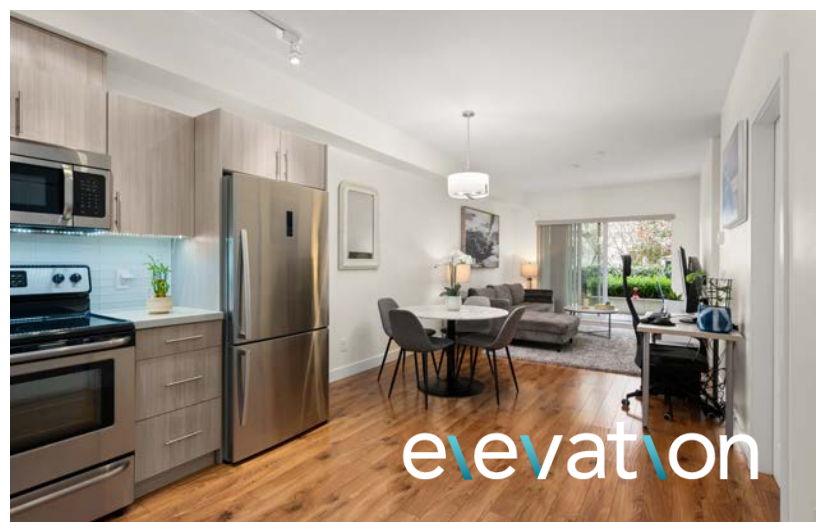
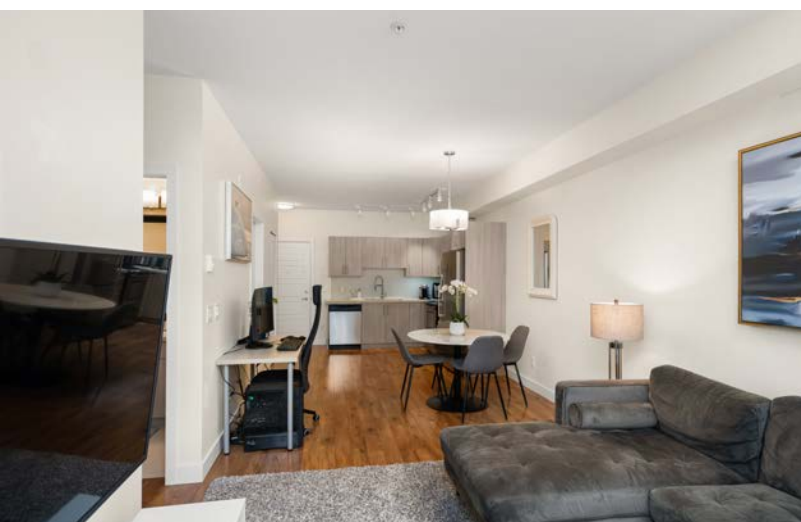
[brendan@elevationrealestate.ca](mailto:brendan@elevationrealestate.ca)

**elevation**   
RE/MAX TREELAND REALTY

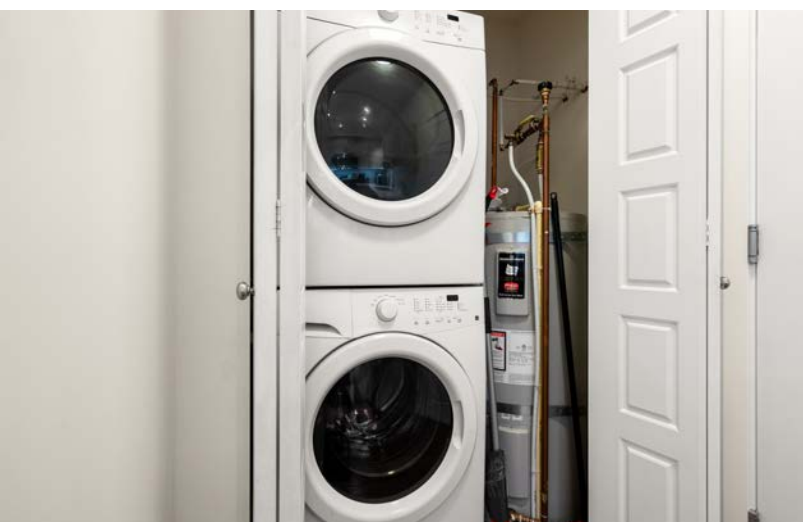
**BRENDAN LINK**

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

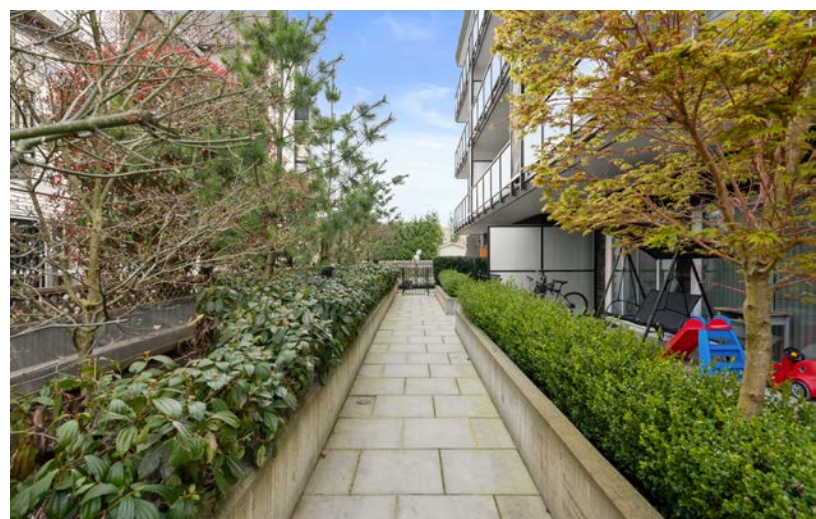












# WALK SCORE

Walk Score

82

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score

48

**Some Transit**  
A few nearby public transportation options.

Bike Score

54

**Bikeable**  
Flat as a pancake, minimal bike lanes.

# SCHOOL CATCHMENT

**École Eric Langton Elementary**  
12138 Edge Street  
Maple Ridge, BC V2X 6GB  
(604) 463-3810

**Thomas Haney Secondary**  
23000 - 116 Avenue  
Maple Ridge, BC V2X 0T8  
(604) 463-2001

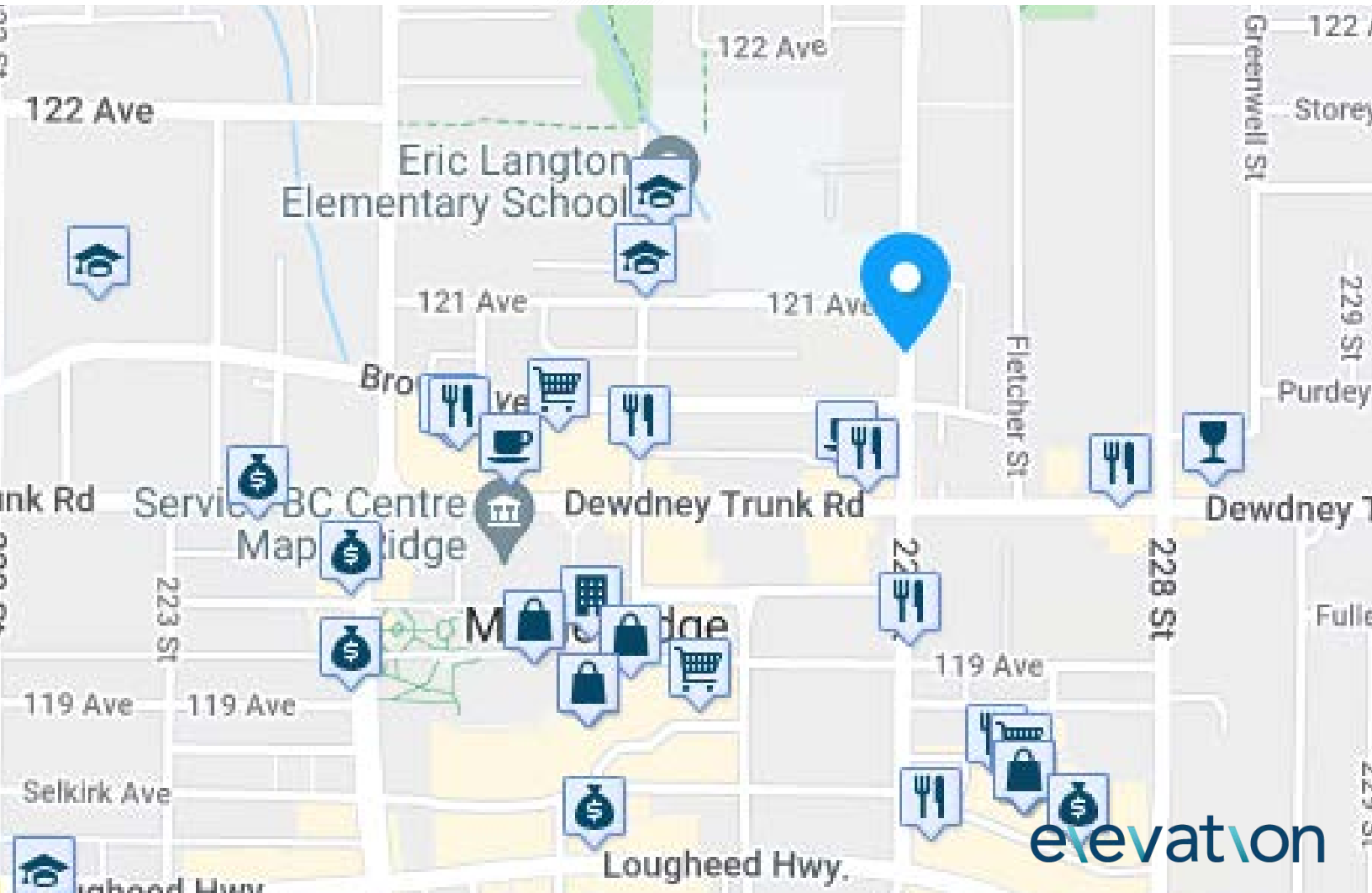
# COMMUTE to downtown Pitt Meadows

 13 min

 31 min

 20 min

 60 min





**604-704-8551**

info@elevationrealestate.ca

www.elevationrealestate.ca

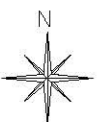
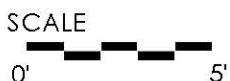
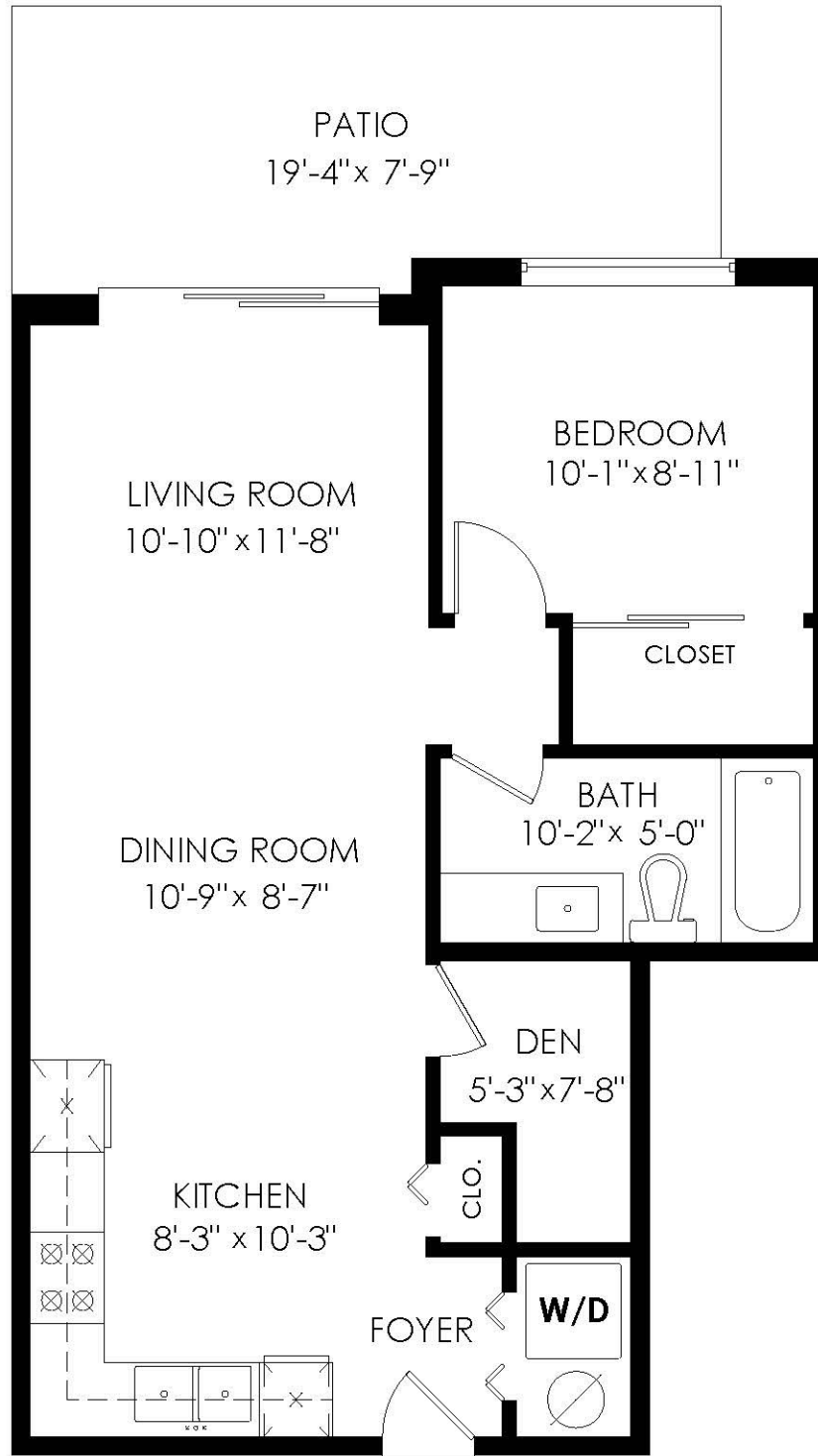
**113-12070 227 St, Maple Ridge**

**Floor Area:** **648 sq.ft.**

Patio: 143 sq.ft.

Ceiling Height: 8'-10"

Scan QR Code to view  
Virtual Walkthrough



**MEASURED ON: (2022-04-07)**

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



**Active**  
**R2683137**  
 Board: V  
 Apartment/Condo

# 113 12070 227 STREET

Maple Ridge  
 East Central  
 V2X 9H2

Residential Attached

**\$479,000** (LP)

(SP) 



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain: **No**  
 View: **:**  
 Complex / Subdiv: **Station One**  
 Services Connctd: **Electricity**

If new, GST/HST inc?:  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 P.I.D.: **029-619-068**

Original Price: **\$479,000**  
 Approx. Year Built: **2015**  
 Age: **7**  
 Zoning: **RM1**  
 Gross Taxes: **\$2,020.80**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?: **No**  
 Tour: [Virtual Tour URL](#)

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

Style of Home: **Ground Level Unit**  
 Construction: **Concrete Frame, Frame - Metal, Frame - Wood**  
 Exterior: **Stucco, Vinyl, Wood**  
 Foundation: **Concrete Block**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **5 Minutes**

Renovations:  
 # of Fireplaces: **R.I. Fireplaces:**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

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

Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 13 PLAN EPS2806 SECTION 20 TOWNSHIP 12 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **648**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **648 sq. ft.**  
 Unfinished Floor: **0**

Units in Development: **81**  
 Exposure:  
 Mgmt. Co's Name: **Fraser Property Management**  
 Maint Fee: **\$211.00**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Snow removal**

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

Locker:

Grand Total: **648 sq. ft.**

Bylaws Restrictions: **Rentals Allowed**

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

# of Levels: **1**  
 # of Rooms: **5**

Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details: **No short term rentals allowed**

# of Pets: **2**

Cats: **Yes** Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'10 x 11'8			x	1	Main	4	No
Main	Dining Room	10'9 x 8'7			x	2			No
Main	Kitchen	8'3 x 10'3			x	3			No
Main	Bedroom	10'1 x 8'11			x	4			No
Main	Den	5'3 x 7'8			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

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**elevation**   
 REAL ESTATE GROUP  
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