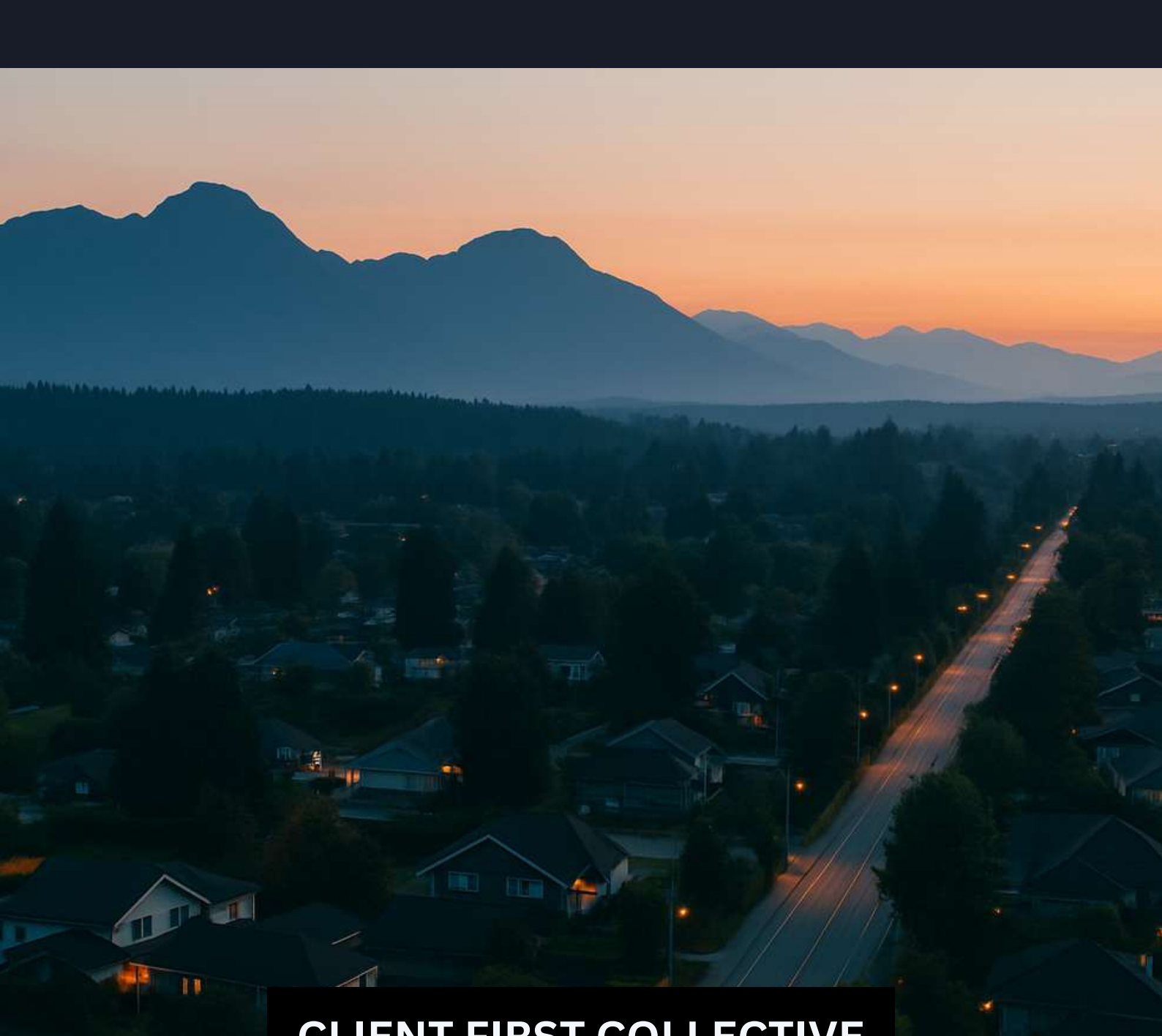




CLIENT FIRST COLLECTIVE

ULTIMATE GUIDE TO MAPLE RIDGE BC

Relocation made easy.

DISCOVERHOMESFIRST.COM

ABOUT ME



Alex Dunbar

REALTOR, Listing & Relocation Specialist

Hi, I'm Alex Dunbar! I'm a Local Real Estate agent with the Client First Collective Real Estate Group, and Real Broker. I've lived in the Lower Mainland for over 30 years in various neighbourhoods and currently with my wife and daughter, and honestly couldn't imagine living anywhere else. From the parks, and local community, to the incredible distance to both Vancouver and US Border, there is no where else I'd rather call home. If you are thinking about moving to the area, first of all welcome! We made this guide just for you! In it you will find information about the area, local communities, attractions and more. We hope that you find this useful as you carefully consider your next step in life, and wish you nothing but this best!

Living in the Lower Mainland

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BONUS: Home Buying Timeline

WELCOME HOME!



LIFE IN THE LOWER MAINLAND

As someone who has grown up and spent my entire life in the Lower Mainland, I have had the privilege of getting to know Maple Ridge inside and out.

Over the years, I have seen Maple Ridge evolve in remarkable ways, from the revitalization of the downtown core in Haney, to the steady growth of neighbourhoods like Albion and Silver Valley, to major infrastructure improvements such as the Golden Ears Bridge and Lougheed Highway upgrades. The city continues to expand, welcoming new amenities, housing developments, and recreational spaces, and this growth shows no signs of slowing down anytime soon.

Buying real estate here is not just about finding a place to live, it is about investing in your future. There is a lot to love, but also important factors to be aware of, and that is exactly why I am here: to guide you through the process so you can make the best possible decision for your needs and goals.

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I have always been passionate about serving and educating others. I could be doing anything but I chose to sell real estate because what better way is there to make a real difference in someone's life than by helping in the process of buying or selling a home? This is one of the most important financial decisions of most people's lives and I am dedicated to making it as enjoyable, efficient, and stress free as possible.

Prior to obtaining my real estate license, I completed a Bachelor of Science degree, specialized in Kinesiology, from Simon Fraser University. Although I am no longer pursuing a formal education, I consider myself a life student as I am always looking to learn and improve in all aspects of my life. University has equipped me with several tangible skills which strongly transfer and support being a great REALTOR®.

Growing up, living and working all over the lower mainland for over 30 years has allowed me to become extremely knowledgeable of the location. Over that period of time, I have come to see the different cities and communities grow and blossom as a whole.



I am extremely tech savvy and bring a strong marketing presence to the team. This will ensure that your house is seen by as many potential buyers as possible and will guarantee you get maximum compensation for your home. Additionally, the systems and processes I have implemented into our business model allow our communication with you to be flawless throughout the process.

I bring a new perspective to the team as I understand the changing interests and preferences of those young and old. Technology is continuously changing and if you don't adapt, you'll soon be left behind. I embrace these changes, however, I still believe that nothing can replace real human connection which is why I strive to understand your needs, act from a place of empathy and integrity, and personalize my service to you at the highest level.

Finding the right home makes all the difference. The importance of loving your home cannot be understated as this is the place that you will create a lifetime of memories. Growing up in such a home truly helped shape me into the person I am today. That's why I'm so passionate about helping you find the perfect home!



A BRIEF OVERVIEW



ABOUT MAPLE RIDGE

An important fact that not everyone is aware of is that when we talk about Maple Ridge, we are referring to a single municipality rather than separate governing bodies. Maple Ridge is officially a city, and it became one in 2014 after over a century as a district municipality, so there is no “inner city” versus “outer township” distinction like you might find in some other areas of Metro Vancouver.

Maple Ridge covers approximately 267 km², stretching from the Fraser River in the south to the forested peaks of Golden Ears Provincial Park in the north. Its urban heart is the Haney/Downtown core, where you will find the largest concentration of shops, restaurants, civic buildings, and cultural amenities. Outside the core, Maple Ridge transitions quickly into a mix of suburban neighbourhoods, rural communities, and agricultural land, each with its own personality, from the mountain-view streets of Silver Valley, to the family-focused developments in Albion, to the historic charm of Port Haney and Hammond.

This unique blend of urban convenience and access to nature is one of the reasons Maple Ridge continues to attract new residents while maintaining the character and charm that long-time locals treasure.

Maple Ridge

A city rich with history that blends natural beauty with modern living, Maple Ridge has long been valued for its unique character and stunning surroundings. Established as a district municipality in 1874 and officially incorporated as a city in 2014, it has grown from a small agricultural settlement along the Fraser River into a thriving, diverse community. Today, Maple Ridge offers the amenities and services of a modern city while maintaining its close ties to the forests, mountains, and waterways that define its landscape. Located about 45 km east of Vancouver, the city is recognized for its breathtaking scenery, well-preserved heritage neighbourhoods, and rapidly developing suburban areas such as Silver Valley, Albion, and Thornhill.

If the pace and density of Vancouver are not your style, Maple Ridge provides a refreshing alternative with its combination of space, community spirit, and outdoor adventure. Residents enjoy easy access to some of the region's most spectacular parks and trails, from the iconic Golden Ears Provincial Park to the tranquil shoreline of Whonnock Lake. The city is also surrounded by agricultural land, forests, and protected greenbelts, which help preserve its natural beauty and support a slower, more relaxed way of life.

With steady population growth and ongoing investment in infrastructure, housing, and amenities, Maple Ridge is well-positioned for the future. People are drawn here for its relative housing affordability compared to many other Metro Vancouver communities, the abundance of green space, and the safe, family-friendly lifestyle. Whether you are looking for a quiet home surrounded by nature, a vibrant neighbourhood close to schools and services, or an investment property in a growing market, Maple Ridge offers a balance that appeals to a wide range of residents.

Community

So what is life really like for residents of Maple Ridge? With a population of just under 100,000 and an average resident age in the early 40s, the city appeals to a mix of young families, professionals, and retirees. Maple Ridge offers a healthy balance of amenities, including recreation centres, community halls, sports fields, and more than 50 parks and nature areas. It is an ideal place for those who want the conveniences of city living while still being close to nature.

A drive to downtown Vancouver typically takes around 45 to 60 minutes depending on traffic, but many residents find work locally or in neighbouring cities like Pitt Meadows, Mission, and Langley. Maple Ridge has also been recognized for its small-business community, vibrant arts scene, and growing opportunities in education and healthcare.

Downtown Maple Ridge (Haney)

The urban heart of the city, Haney and the surrounding downtown core, is home to a wide variety of shops, restaurants, cafes, and professional services. It also features cultural spaces such as The ACT Arts Centre, Memorial Peace Park, and the Maple Ridge Public Library. The area is pedestrian-friendly, with seasonal farmers' markets, community festivals, and live performances contributing to a lively atmosphere.

Maple Ridge's downtown area has a strong sense of community and a unique heritage feel, with several preserved historic buildings and landmarks. Its proximity to the West Coast Express commuter train at Port Haney Station makes it an attractive option for those who work in Vancouver but want to live in a smaller, more relaxed city. With its blend of history, community pride, and access to nature, Downtown Maple Ridge is one of the Lower Mainland's best-kept secrets.

NARROWING IT DOWN



LET'S TALK COMMUNITIES

Maple Ridge is made up of a variety of unique communities, each with its own character, housing styles, and lifestyle amenities. From walkable urban areas to quiet rural settings, the city offers something for everyone.

The majority of the population is concentrated in neighbourhoods close to the downtown core and along major transportation routes, where most of the housing developments, schools, and shopping areas are located. As you move further north toward the forested slopes of Golden Ears Provincial Park, or east toward Whonnock and Thornhill, you will find larger properties, acreages, and more space between homes, along with abundant access to nature.

In this guide, we will first provide an overview of Maple Ridge's key communities, outlining which neighbourhoods are part of each area and highlighting the features that make them unique places to live.

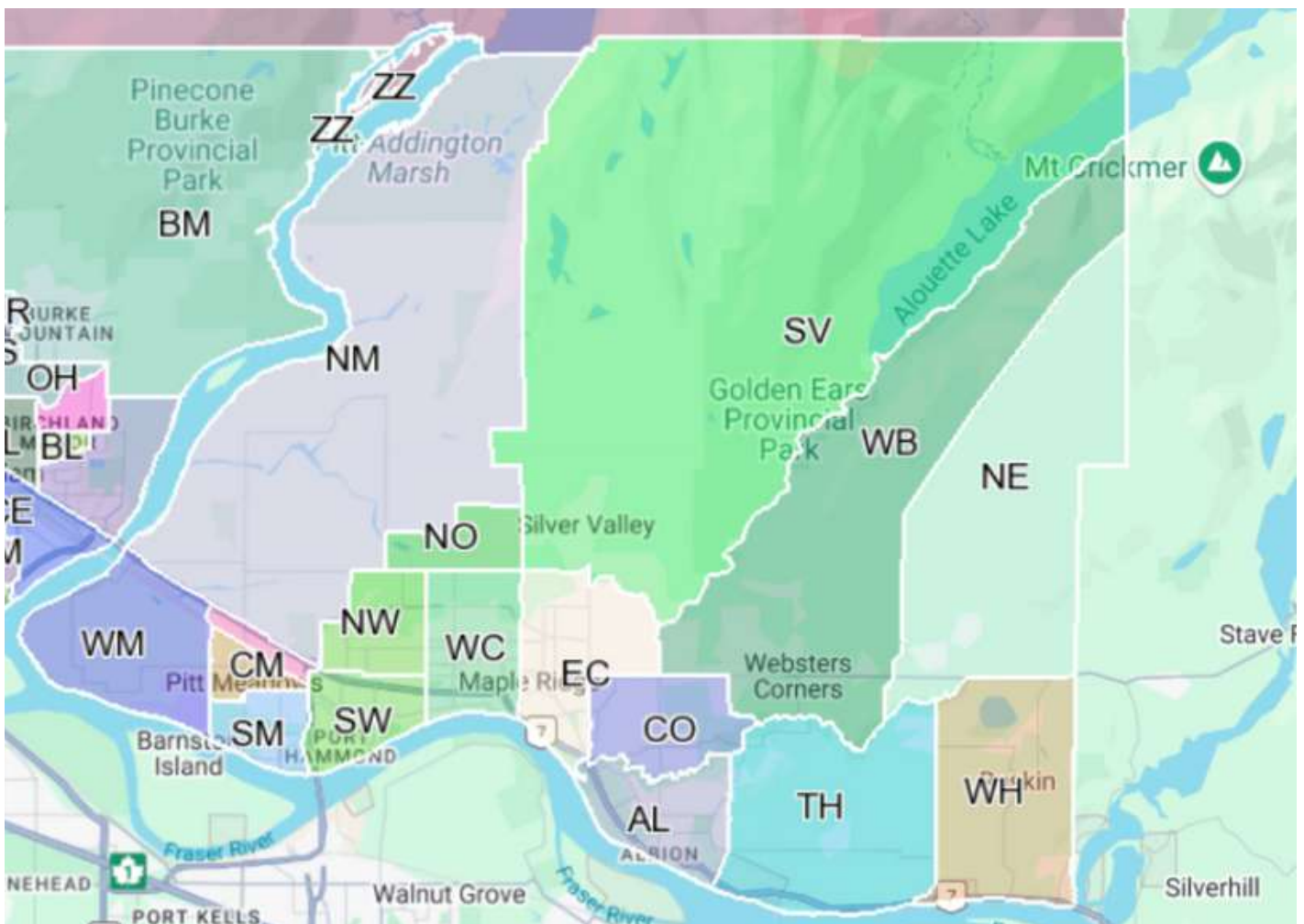
MAPLE RIDGE

BRITISH COLUMBIA

Maple Ridge is made up of the following communities:

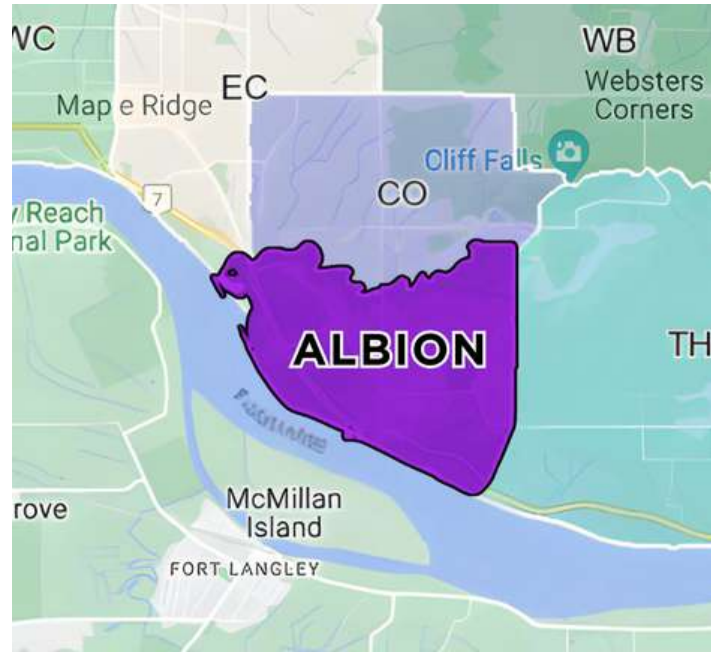
- Albion
- Cottonwood
- East Central
- North Maple Ridge
- Northwest Maple Ridge
- Silver Valley
- Southwest Maple Ridge
- Thornhill
- Webster Corners
- West Central
- Whonnock

Each community has its own distinct features which make it unique



Albion

Albion is one of the fastest-growing neighbourhoods in Maple Ridge and is particularly popular with young families and active homeowners. The area features a variety of newer single-family homes, townhouses, and custom builds, often within walking distance of schools, parks, and sports facilities. The Albion Fairgrounds and Albion Sports Complex serve as focal points for community events, making it a lively and social place to live. Proximity to Kanaka Creek Regional Park means hiking, biking, and nature exploration are right at your doorstep.



Neighbourhood Highlights



Albion Sports Complex



Albion Fairgrounds



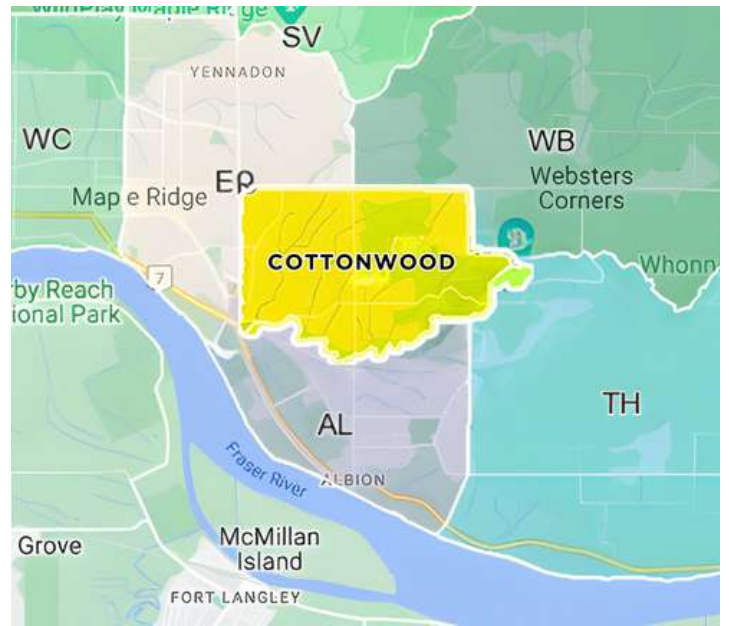
Albion Community Centre



Kanaka Creek Regional Park

Cottonwood

Cottonwood offers a well-balanced lifestyle with quiet, residential streets and a convenient location close to major roads and shopping. Housing options range from older, well-kept homes to modern townhomes and single-family builds. Families are drawn to the excellent school catchments, while nearby parks and trails make it easy to enjoy outdoor activities without leaving the neighbourhood.



Neighbourhood Highlights



Valley Fair Mall



Alexander Robinson Elementary School



Lougheed Plaza



Kanaka Creek Park – Cliff Falls

East Central

East Central offers the convenience of being minutes from Maple Ridge's downtown core while maintaining a comfortable residential feel. The mix of established homes, townhouses, and newer developments appeals to a range of buyers, with shops, dining, and transit all close by. Families enjoy nearby parks and community facilities that make the area both practical and vibrant.



Neighbourhood Highlights



Haney Place Mall



The ACT Arts Centre



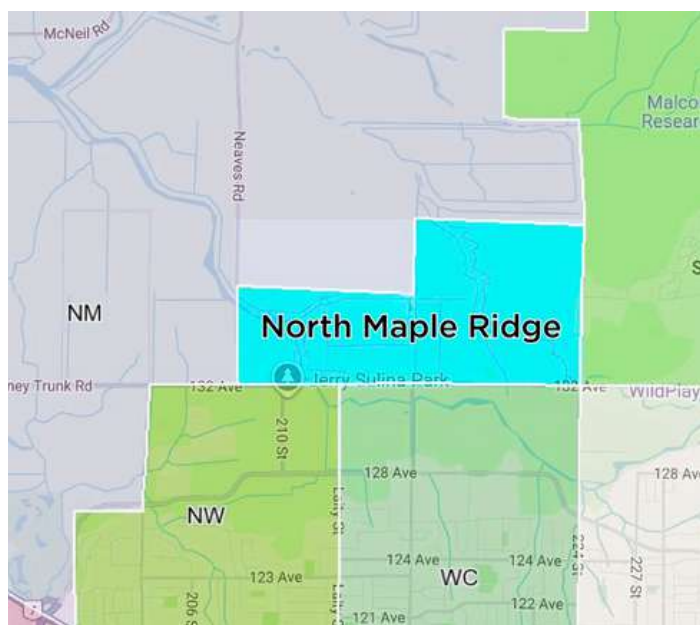
Maple Ridge Leisure Centre



Memorial Peace Park

North Maple Ridge

Bordering the northern wilderness, North Maple Ridge provides larger properties, acreages, and hobby farms in a serene setting. Nature lovers will appreciate easy access to Golden Ears Provincial Park while still being a short drive from schools and essential services. The peaceful environment and scenic views offer a welcome escape from busier urban neighbourhoods.



Neighbourhood Highlights



Seabrook Stables



Maple Ridge Equi Sports Center



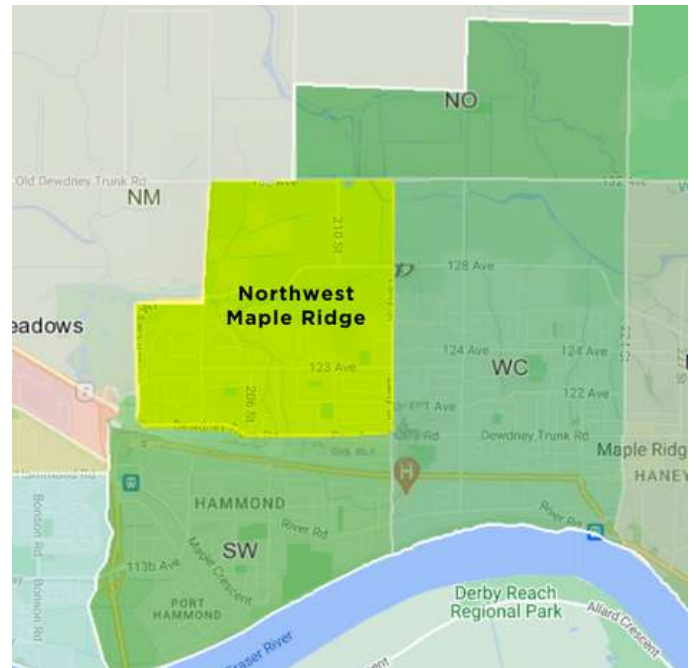
Ranch Pub & Grill



Alouette River

Northwest Maple Ridge

Northwest Maple Ridge blends the charm of an established neighbourhood with the convenience of a commuter-friendly location. Homes range from older character properties to newer builds, often on larger treed lots, and residents benefit from easy access to major routes and the West Coast Express. Strong schools, parks, and riverside trails make it especially appealing to families.



Neighbourhood Highlights



Westview Park Off-Leash Area



Jerry Sulina Park



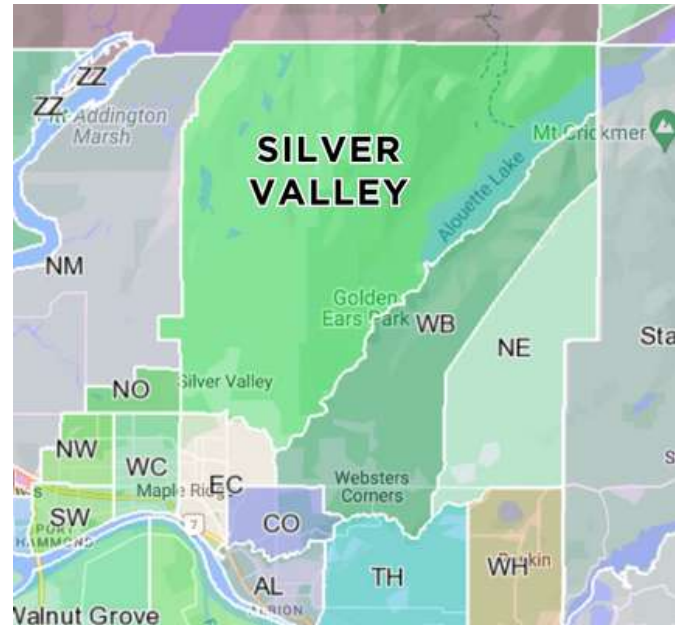
Laity View Elementary



Meadow Gardens Golf Club

Silver Valley

One of Maple Ridge's most sought-after neighbourhoods, Silver Valley offers upscale homes surrounded by forests, rivers, and trails. It's perfect for outdoor enthusiasts with Golden Ears Provincial Park minutes away, and while amenities are limited within the community, downtown Maple Ridge is only a short drive. The peaceful setting and natural beauty are major draws for residents.



Neighbourhood Highlights



Golden Ears Provincial Park



Malcolm Knapp Research Forest



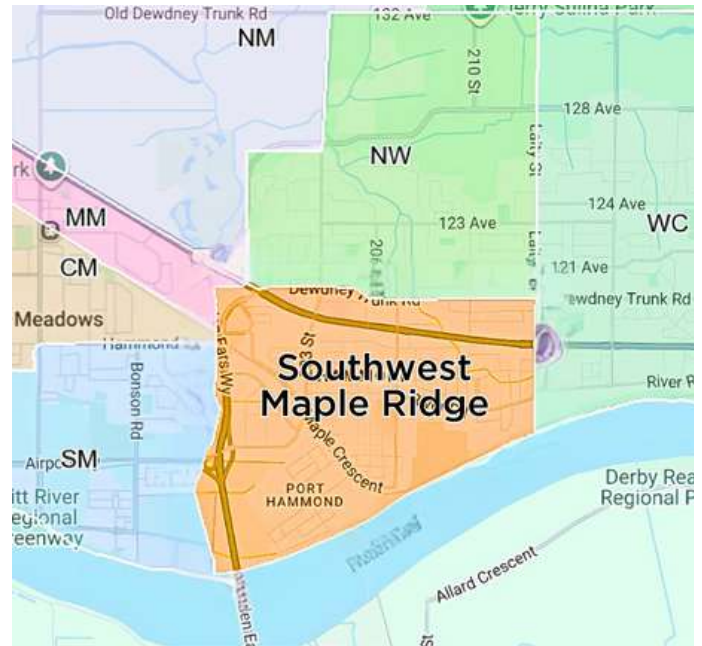
Alouette Lake



WildPlay Element Park

Southwest Maple Ridge

Southwest Maple Ridge offers a mix of older character homes and newer builds, all with quick access to the Golden Ears Bridge for commuters. The neighbourhood includes riverside parks, historic Hammond, and a variety of local amenities, creating a balanced lifestyle with both convenience and charm. Its blend of heritage and modern housing options attracts a diverse range of residents, from young families to long-time locals who value the community's unique character.



Neighbourhood Highlights



Hammond Stadium



Hammond Community Centre



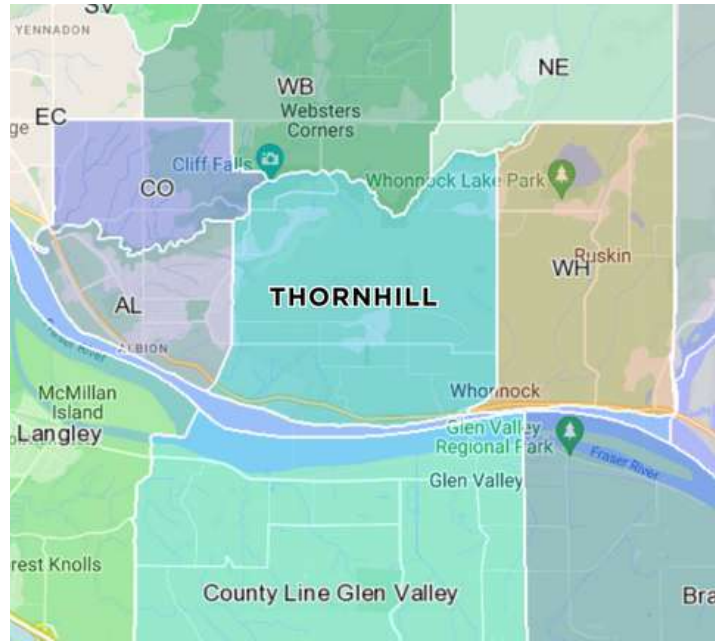
Maple Ridge Golf Course



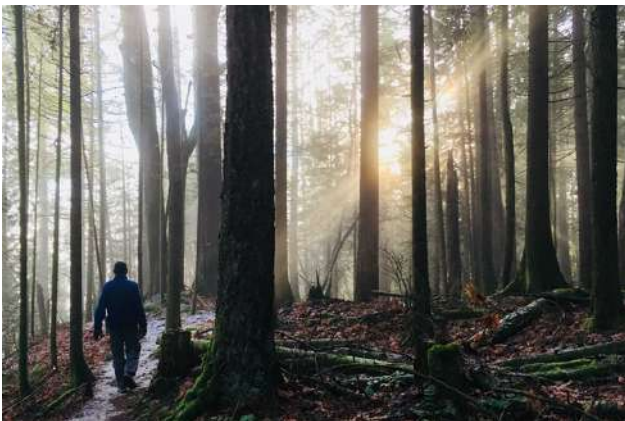
Meadowtown Shopping Centre

Thornhill

Thornhill is a hillside community known for its larger lots, acreages, and peaceful atmosphere. It's ideal for those who want privacy without being far from town, and new developments are adding modern housing to the mix. The area's elevated position provides sweeping views over the Fraser Valley, making it especially scenic year-round. Trails, parks, and panoramic vantage points make it a popular choice for outdoor enthusiasts.



Neighbourhood Highlights



Grant Hill Loop Trail



Kanaka Springs Development



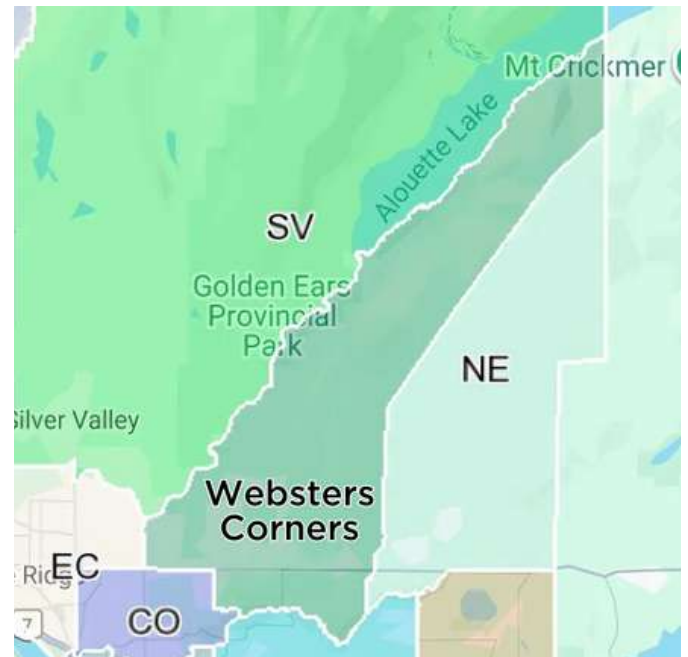
Thornhill Park



Thornhill Trails

Websters Corners

Webster Corners blends suburban convenience with a touch of rural charm, offering generous lot sizes and green space. Families appreciate the proximity to schools, parks, and nature trails while still having quick access to shopping and main roads. It has a strong sense of community, with many long-term residents and a friendly, small-town atmosphere. The quieter setting makes it attractive for those wanting more space without losing convenience.



Neighbourhood Highlights



Webster's Corners Elementary



Kanaka Creek Regional Park



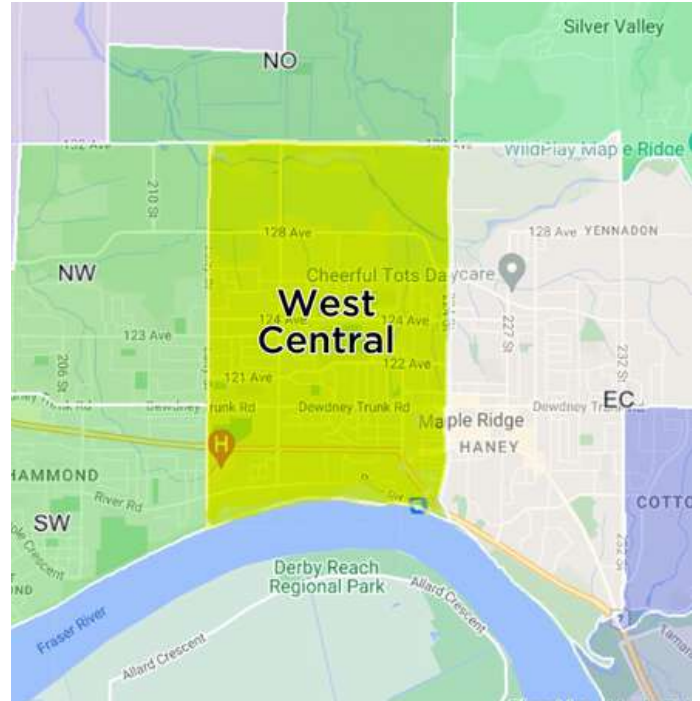
Cliff Falls



Webster's Corners Park

West Central

West Central is Maple Ridge's urban hub, offering condos, townhouses, and single-family homes within walking distance to shops, restaurants, and cultural venues. It's home to many of the city's signature community events, festivals, and public spaces, making it a lively and engaging place to live. Excellent transit options and a vibrant calendar of events make it a top choice for those who want a connected lifestyle with everything at their doorstep.



Neighbourhood Highlights



Maple Ridge Secondary



Merkley Park



Ridge Meadows Hospital



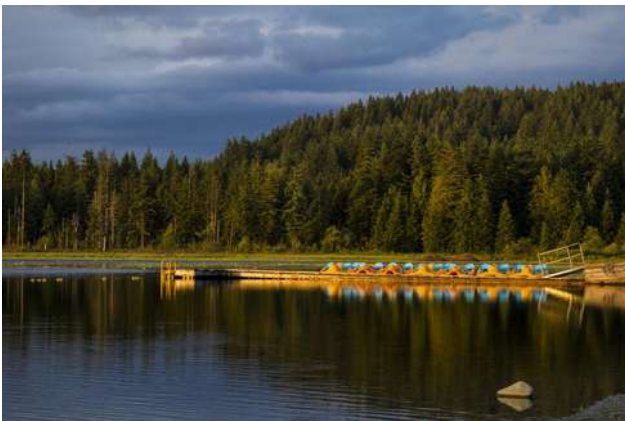
Maple Ridge Public Library

Whonnock

Whonnock is a rural, community-focused area along the Fraser River with a rich arts scene and a welcoming atmosphere. Whonnock Lake is the heart of local recreation, offering swimming, fishing, and year-round community events. Its peaceful setting and abundance of natural beauty attract those seeking a slower pace of life without sacrificing access to essential services. Properties here range from small homes to forested acreages, all surrounded by scenic landscapes.



Neighbourhood Highlights



Whonnock Lake Park



Whonnock Lake Centre

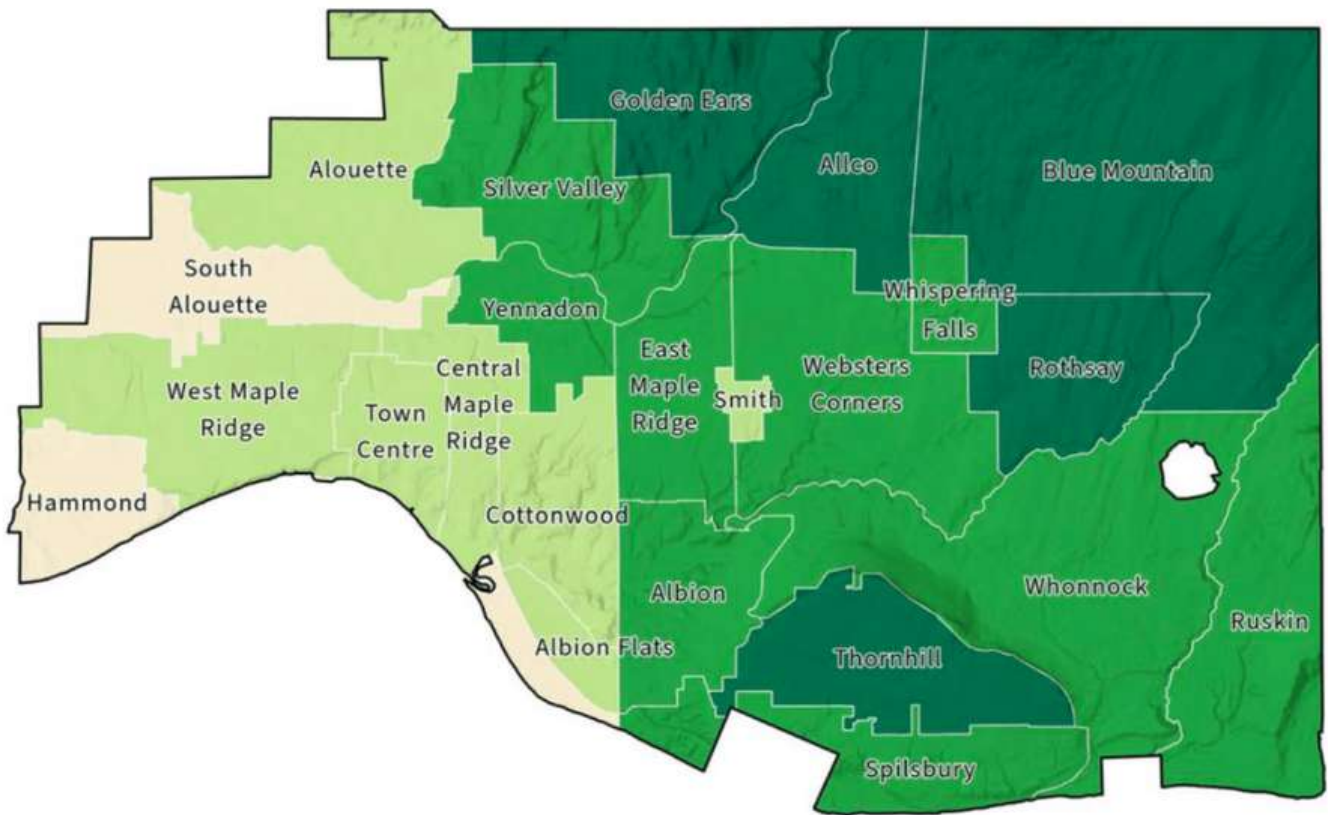


Fraser River Waterfront



Whonnock Elementary School

TOP 5 NEIGHBOURHOODS



BEST AREAS TO LIVE

In this part of the guide, we have hand picked our top 5 favourite neighbourhoods in Maple Ridge and will be going over the pros & cons of each and what makes them so great.

1. Silver Valley

2. Albion

3. Thornhill

4. Cottonwood

**5. Northwest
Maple Ridge**

If there is a neighbourhood that is not in this guide you have questions about, reach out to us directly and we'd be happy to fill you in!

Silver Valley



REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,488,100

Townhouses
\$857,800

Condos/Apartments
N/A

AVERAGE HOME



- **Detached:** 5 beds | 4 baths | 3400 sqft | 6000 sqft lot | built 2010+
- **Townhomes:** 3 beds | 3 baths | 1700 sqft | built 2009+
- **Condos:** N/A

HOUSING TYPES



Pros

- Surrounded by nature
- High-end, newer homes
- Larger homes with suites
- Strong school catchment
- Abundant outdoor recreation

Cons

- Higher home prices
- Car-dependent lifestyle
- Few condo options

"Where forest trails meet luxury living – Silver Valley blends outdoor adventure with upscale comfort."

Cottonwood



REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,262,600

Townhouses
\$809,100

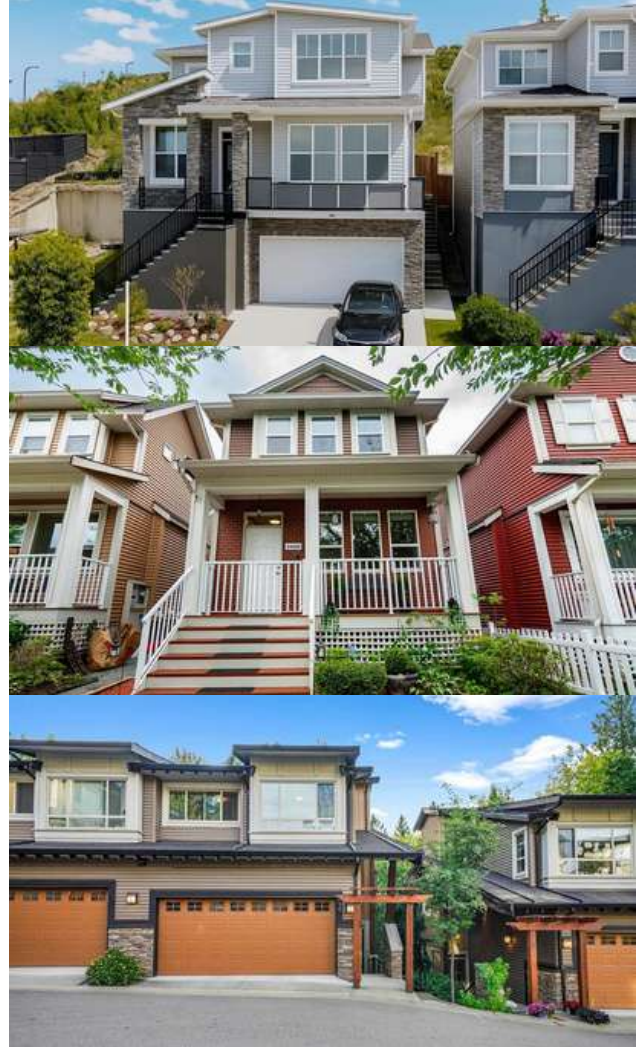
Condos/Apartments
N/A

AVERAGE HOME



- **Detached:** 4–5 beds | 4 baths | 3000 sqft | 4000 sqft lot | built early 2000's
- **Townhomes:** 3 beds | 3 baths | 1500 sqft | built 1990+
- **Condos:** N/A

HOUSING TYPES



Pros

- Rapid growth, modern homes
- Strong community feel
- Central recreation hubs
- Good commuter access
- Quality schools nearby

Cons

- Smaller lot sizes
- No condo inventory
- Higher housing density

"Modern homes, strong community – Albion is Maple Ridge's fast-growing family hub."

Thornhill



REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached

\$1,638,200

Townhouses

\$915,000

Condos/Apartments

N/A

AVERAGE HOME



- **Detached:** 4–5 beds | 4 baths | 3000 sqft | 5000 sqft lot | built post-2008 or pre-1990
- **Townhomes:** 3–4 beds | 3 baths | 1600–1800 sqft | built 2017+
- **Condos:** N/A

HOUSING TYPES



Pros

- Large lots, acreages
- Rural, scenic atmosphere
- Diverse housing options
- Close to outdoor recreation
- Planned future amenities
- Strong community ties

Cons

- Limited transit service
- Longer commutes
- Smaller lots in new builds

"Big lots, bigger views – Thornhill is rural living with room to breathe."

Cottonwood



REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,299,500

Townhouses
\$804,900

Condos/Apartments
N/A

AVERAGE HOME



HOUSING TYPES

- **Detached:** 4–5 beds | 4 baths | 3000 sqft | 6000 sqft lot | built early 2000's
- **Townhomes:** 3 beds | 3 baths | 1500–1600 sqft | built 1990+
- **Condos:** N/A



Pros

- Central, convenient location
- Wide housing variety
- Family-friendly schools
- Ongoing new development
- Close to major parks

Cons

- Mixed curb appeal
- Higher traffic volumes
- Few condos available

"Central charm with family focus – Cottonwood delivers convenience wrapped in a quiet community feel."

Northwest Maple Ridge



REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,210,400

Townhouses
\$679,900

Condos/Apartments
\$521,400



AVERAGE HOME



HOUSING TYPES

- **Detached:** 4 beds | 3 baths | 2400 sqft | 7000+ sqft lot | built 1970–2000
- **Townhomes:** 3 beds | 3 baths | 1500 sqft | built 1990+
- **Condos:** 1–2 beds | 1–2 baths | 800–1000 sqft | built 1990+

Pros

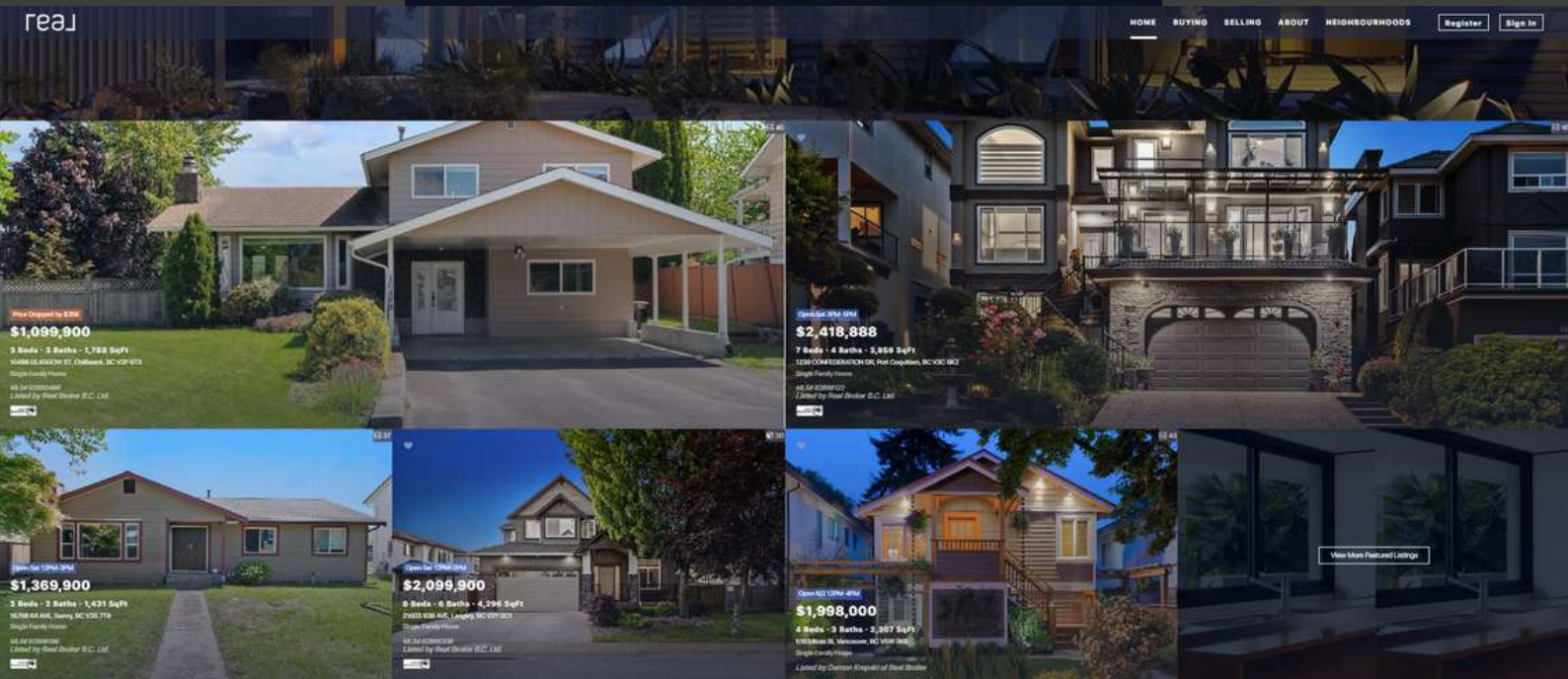
- Established, tree-lined streets
- Larger lot sizes
- Variety of housing types
- Great commuter routes
- Strong school catchments
- Close to parks and river

Cons

- Older housing stock
- Limited new builds
- Higher maintenance needs

"Tree-lined streets and neighbourly vibes – Northwest Maple Ridge offers timeless suburban appeal."

FINDING HOME



YOU ARE ONE STEP CLOSER...

Of course, we know that finding a home is much more than finding the right school district and low crime rate, but we hope that the information in this guide is a good starting point to get you heading in the right direction towards your next move. There are some other great areas in the area that we didn't go over, like Surrey and Langley to name a few, but in general you can expect much of the same information for these towns.

Great schools, low crime, and a beautiful location are the hallmarks of what can only be described as one of the best places to live in the entire country, if not the world. We truly hope that you reach out to us once the time comes to make the move, and we can't wait to help!

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☎ 604-314-5418

Relocation

COMPLETE CHECKLIST

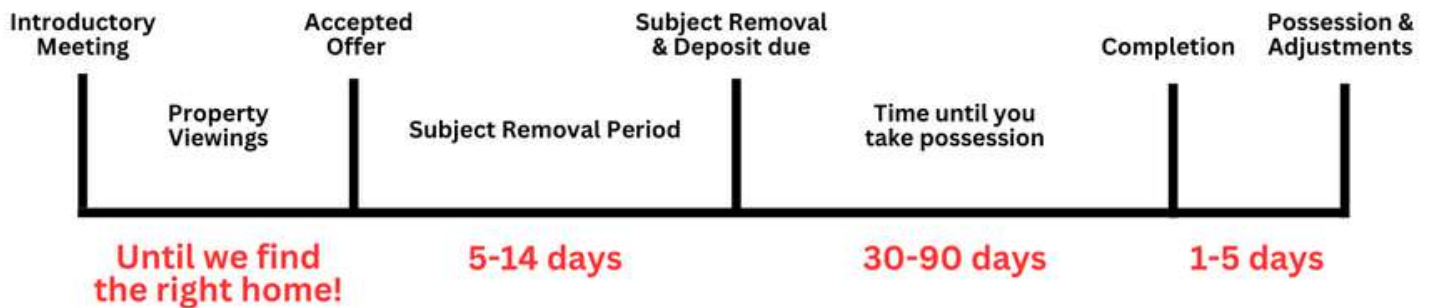


- ☐ Research Different cities & Neighbourhoods
- ☐ Contact Local Real Estate Agent & Schedule Introductory Meeting
- ☐ Get Pre-Approved by a Local Mortgage Broker
- ☐ Create a Wishlist for your Home Search
- ☐ Have Agent Set up a Property Search
- ☐ Plan a Visit Prior to the Move to Drive Through Neighbourhoods
- ☐ Narrow Down Neighbourhoods (top 3)
- ☐ Pick your Favourite Properties
- ☐ Your Agent Will Schedule Viewings (in person or virtual)
- ☐ Write an Offer on the Home & Negotiate
- ☐ **Accepted Offer:** Now it's the Subject Removal Period
- ☐ Schedule a Home Inspection
- ☐ Finalize Financing with Mortgage Broker (if required)
- ☐ Arrange for Property Insurance
- ☐ Remove Subjects & Submit Deposit
- ☐ Hire a Lawyer or Notary for Conveyancing
- ☐ Schedule & Plan for Moving Day
- ☐ **Closing Day:** Meet with your Lawyer or Notary to Finalize the Transaction
- ☐ **Possession Day:** Get Keys to your New Home & Move In. Welcome Home!

Don't hesitate to reach out to us if you need anything. We know moving is a LOT both physically and emotionally, and we have a number of local companies and resources we can recommend to make your move easier!



THE ROAD TO BUYING A HOME



1. Introductory Meeting
2. Get Pre-Approved
3. Do Your Research
4. Create a Wishlist
5. Start Search Online
6. Property Viewings
7. Make an Offer
8. Subject Removal
9. Deposit is Due
10. Hire a Lawyer
11. Completion Date
12. Possession Date



THE NEXT STEPS



Book a Call with Me

[Schedule 30 Minute Zoom Call](#)



Check Out Our YouTube Channel

[Living in the Lower Mainland](#)



Download the Homespotter App

[Search for Homes](#)



Join Our Facebook Group

[Canadian First-Time Home Buyers](#)



Get a Mortgage Pre-Approval

[Online Pre-Approval Application](#)