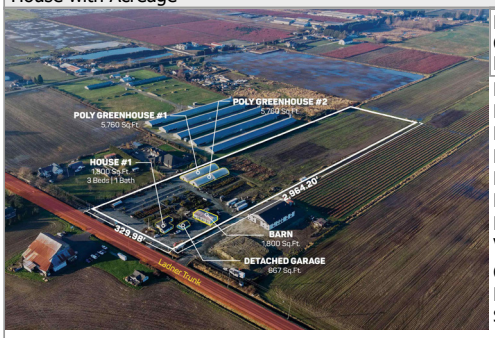
FARMS IN BC
REAL ESTATE GROUP

Active
R3081834
Board: V, Detached
House with Acreage

10641 LADNER TRUNK ROAD
Ladner
East Delta
V4G 1K2

$3,988,000 (LP)
(SP)



Days on Market: **143** | List Date: **1/23/2026** | Seller's Acceptance Date:
Orig. Price: **$4,400,00** | Expiry Date: **1/23/2027** | Subject Removal Date:
Prev. Price: **$4,400,00** | Completion Date:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**1950**
Frontage (feet):	**329.98**	Bedrooms:	**4**	Age:	**76**
Frontage (metres):	**100.58**	Bathrooms:	**2**	Zoning:	**A-1**
Depth / Size:	**2,964.20**	Full Baths:	**2**	Gross Taxes:	**$2,785.75**
Lot Area (sq.ft.):	**0.00**	Half Baths:	**0**	For Tax Year:	**2024**
Lot Area (acres):	**21.98**	Rear Yard Exp:		Tax Inc. Utilities?:	**No**
Flood Plain:	**Yes**	P.I.D.:	**013-228-625**	Tour:	**Virtual Tour URL**
View:	**Yes : Mountain Views**				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **None** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, Garage; Triple, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **No : Upon Accepted Offer**
Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PARCEL D, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, OF PCL A, OF THE NW QTR & THE SW QTR SEC 2, EXP PL16103**

Amenities: **Barn, Garden, In Suite Laundry, Workshop Detached**

Site Influences: **Cleared, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main):	**1,800**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,800 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,800 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Floor	Type	Dimensions
Main	**Living Room**	**17'x12'**
Main	**Dining Room**	**12'x12'**
Main	**Kitchen**	**0'x0'**
Main	**Primary Bedroom**	**14'x12'**
Main	**Bedroom**	**11'x12'**
Main	**Bedroom**	**11'x11'**
Main	**Bedroom**	**20'x22'**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**4**
Main	**4**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **7**

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

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**
List Broker 2:
List Desig Agt 2: 3:
Buyer's Broker 1:
Buyer's Agent 1: 3:
Owner:
Commission:

List Broker 3:
nav@farmsinbc.com

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-782-0988**

Occupancy: **Owner**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

21.98 ACRES - Property offering excellent income potential. Features a 1,800 SQ/FT Home with 4 bedrooms and 2 bathrooms, plus a 667 sq. ft. detached garage. Farm infrastructure includes a 2,145 SQ/FT. Barn with three large bay doors and two poly greenhouses, 5,760 SQ/FT each. Fertile soil is ideal for vegetables, blueberries, and other crops. Currently leased to a nursery operation with the option to purchase all equipment and inventory for a turnkey business. High-traffic location close to amenities with easy access to Hwy #91, Hwy #99, and Hwy #10.