



Active

R3081887

Board: F, Detached
House with Acreage

22444 72 AVENUE

Langley
Salmon River
V2Y 2K4

\$2,625,000 (LP)
(SP)



Days on Market: 1	List Date: 1/22/2026	Seller's Acceptance Date:
Orig. Price: \$2,625,000	Expiry Date: 1/22/2027	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1976
Frontage (feet): 603.67	Bedrooms: 4	Age: 50
Frontage (metres): 184.00	Bathrooms: 3	Zoning: RU-1
Depth / Size: 709.97(2.0	Full Baths: 2	Gross Taxes: \$5,002.92
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2025
Lot Area (acres): 2.01	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 007-913-214	Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		

Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

Style of Home: 3 Level Split	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations: Partly	Title to Land: Freehold NonStrata
# of Fireplaces: 2 R.I. Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Natural Gas, Wood	Property Disc.: No : Provided upon acceptance.
Fuel/Heating: Forced Air, Natural Gas	Fixtures Leased: No
Outdoor Area: Patio(s)	Fixtures Rmvd: No
Type of Roof: Asphalt	Floor Finish:

Legal: **PARCEL J (RP9934), DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 28553 & 28861**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main): 626	Floor Type Dimensions	Floor Type Dimensions	Bathrooms
Finished Floor (Above): 1,392	Main Living Room 22'x13'6	x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main Dining Room 12'x10'	x	Main 2
Finished Floor (Below): 667	Main Kitchen 16'x9'	x	
Finished Floor (Basement): 0	Main Patio 22'6x13'	x	
Finished Floor (Total): 2,685 sq. ft.	Above Primary Bedroom 19'x11'7	x	
Unfinished Floor: 0	Above Bedroom 21'x10'2	x	Above 3
Grand Total: 2,685 sq. ft.	Above Bedroom 11'x10'	x	
Flr Area (Det'd 2nd Res): sq. ft.	Above Bedroom 11'5x9'6	x	
Suite: None	Above Flex Room 21'x10'2	x	
Basement: Fully Finished	Below Recreation Room 27'x13'	x	Above 5
	Below Office 15'x11'5	x	
	Below Foyer 10'x8'6	x	
	x	x	

Crawl/Bsmt. Ht: # of Levels: 3	Manuf Type: Registered in MHR?:	PAD Rental:
# of Kitchens: 1 # of Rooms: 12	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 3:

nav@farmsinbc.com

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

3:

2:

3:

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-360-1049**

Occupancy: **Owner**

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.**

2 ACRE property in the desirable Salmon River area with high exposure and dual road frontage on 72 Avenue and Highway #10. Features a fully renovated 2,685 SQ/FT, 3-level home in 2022, offering 4 bedrooms and 3 bathrooms, air conditioning, updated flooring, wood-burning, and gas fireplaces. large patio and spacious rec room with wet bar and office. Outstanding outbuildings include a 2,800 SQ/FT Workshop Building with 2 large bay doors, 16' height, 220 amp services, 3 offices, a boardroom, and a 3-bedroom suite with full bath, a 1,000 SQ/FT Barn, and a 1,500 SQ/FT Container Building. Fully graveled yard with ample outdoor storage and parking. Prime location close to amenities with easy access to Hwy #1, Fraser Hwy, and Glover Rd.