



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**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **Covered Parking:** **Parking Access:**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Seller's Interest: **Registered Owner** Land Lease Expiry Year:
Property Disc.: **No : Provided upon acceptance.**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

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

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

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

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **626**
Finished Floor (Above): **1,392**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **667**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,685 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,685 sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**
Suite: **None**
Basement: **Fully Finished**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Living Room	22'x13'6"	x			Floor
Main	Dining Room	12'x10'	x			#Pcs
Main	Kitchen	16'x9'	x			
Main	Patio	22'6x13'	x			
Above	Primary Bedroom	19'x11'7"	x			
Above	Bedroom	21'x10'2"	x			
Above	Bedroom	11'x10'	x			
Above	Bedroom	11'5x9'6"	x			
Above	Flex Room	21'x10'2"	x			
Below	Recreation Room	27'x13'	x			
Below	Office	15'x11'5"	x			
Below	Foyer	10'x8'6"	x			

Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** # of Rooms: **12**

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 Broker 3: **nav@farmsinbc.com**

List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

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

List Broker 2:

3:

List Desig Agt 2:

3:

Buyer's Broker 1:

2:

Buyer's Agent 1:

3:

Owner:

Commission:

Occupancy: **Owner**

Realtor **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.