



**Active**

**R3087831**

Board: F, Detached  
House with Acreage

**2157 224 STREET**

Langley  
Campbell Valley  
V2Z 2Z2

**\$2,850,000 (LP)**  
(SP)



Days on Market: <b>0</b>	List Date: <b>2/11/2026</b>	Seller's Acceptance Date:
Orig. Price: <b>\$2,850,000</b>	Expiry Date: <b>2/11/2027</b>	Subject Removal Date:
Prev. Price: <b>\$0</b>		Completion Date:
Meas. Type: <b>Feet</b>	If new, GST/HST inc?:	Approx. Year Built: <b>1952</b>
Frontage (feet): <b>271.32</b>	Bedrooms: <b>6</b>	Age: <b>74</b>
Frontage (metres): <b>82.70</b>	Bathrooms: <b>2</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>1286.09'</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$7,071.83</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>0</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>8.01</b>	Rear Yard Exp:	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	P.I.D.: <b>000-604-780</b>	Tour: <b>Virtual Tour URL</b>
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		

Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: <b>2 Storey</b>	Total Parking: <b>Covered Parking:</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Open</b>	
Exterior: <b>Wood</b>	Driveway Finish:	
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Dist. to School Bus:
# of Fireplaces: <b>0</b> R.I. Fireplaces:	Seller's Interest: <b>Registered Owner</b>	Land Lease Expiry Year:
Fireplace Fuel: <b>None</b>	Property Disc.: <b>No : Upon Accepted Offer</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Patio(s)</b>	Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Asphalt</b>	Floor Finish:	

Legal: **LOT 17, PLAN NWP36665, PART NE1/4, SECTION 18, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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

Site Influences: **Private Setting, Rural Setting, Shopping Nearby**

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

Finished Floor (Main):	<b>2,000</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>13'x9'7"</b>				x		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>12'7"x9'6"</b>				x		
Finished Floor (Below):	<b>1,619</b>	<b>Main</b>	<b>Bedroom</b>	<b>13'x9'7"</b>				x		
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>24'4"x11'7"</b>				x		
Finished Floor (Total):	<b>3,619 sq. ft.</b>	<b>Main</b>	<b>Living Room</b>	<b>18'6"x16'6"</b>				x		
Unfinished Floor:	<b>381</b>	<b>Below</b>	<b>Bedroom</b>	<b>8'x7'3"</b>				x		
Grand Total:	<b>4,000 sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>15'x15'</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'x11'</b>				x		
Suite: <b>None</b>		<b>Below</b>	<b>Kitchen</b>	<b>16'x11'</b>				x		
Basement: <b>Partly Finished</b>		<b>Below</b>	<b>Recreation Room</b>	<b>21'5"x11'</b>				x		
Crawl/Bsmt. Ht:	# of Levels: <b>2</b>	<b>Below</b>	<b>Living Room</b>	<b>10'8"x13'10"</b>				x		
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>			x				x		
			ByLaw Restrictions:	x				x		

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

List Broker 3:

[nav@farmsinbc.com](mailto:nav@farmsinbc.com)

Appointments:

**Touchbase**

Call:

**TOUCHBASE**

Phone:

**604-360-1049**

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

3:

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

3:

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](http://www.farmsinbc.com).

**8.01 ACRES WITH HOUSE AND BLUEBERRY FARM!** Exceptional opportunity to build your dream home in the highly desirable South Langley area. The property currently features an approximately 4,000 SQ/FT Home offering 6 bedrooms and 2 bathrooms. Also included is a 1,600 SQ/FT Quonset barn, ideal for agricultural use or additional storage. Situated on fertile soil, the farm boasts 5.5 acres of established blueberry production, including 2 acres of Duke and 3.5 acres of Bluecrop varieties, all planted in 2016. Conveniently located with easy access to local amenities, 16 Avenue, Fraser Highway, and the USA border.