

Active
R3087831

 Board: F, Detached
 House with Acreage

2157 224 STREET

 Langley
 Campbell Valley
 V2Z 2Z2

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


Days on Market: 0	List Date: 2/11/2026	Seller's Acceptance Date:
Orig. Price: \$2,850,000	Expiry Date: 2/11/2027	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1952
Frontage (feet): 271.32	Bedrooms: 6	Age: 74
Frontage (metres): 82.70	Bathrooms: 2	Zoning: RU-3
Depth / Size: 1286.09'	Full Baths: 2	Gross Taxes: \$7,071.83
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2025
Lot Area (acres): 8.01	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 000-604-780	Tour: Virtual Tour URL
View: No		

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

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

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

 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):	2,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13'x9'7"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	12'7'x9'6"			x	Main 3
Finished Floor (Below):	1,619	Main	Bedroom	13'x9'7"			x	
Finished Floor (Basement):	0	Main	Kitchen	24'4'x11'7"			x	
Finished Floor (Total):	3,619 sq. ft.	Main	Living Room	18'6'x16'6"			x	
Unfinished Floor:	381	Below	Bedroom	8'x7'3"			x	Below 3
Grand Total:	4,000 sq. ft.	Below	Bedroom	15'x15'			x	
		Below	Bedroom	11'x11'			x	
		Below	Kitchen	16'x11'			x	
		Below	Recreation Room	21'5'x11'			x	
		Below	Living Room	10'8'x13'10"			x	
				x			x	
				x			x	

Suite: None	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Partly Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Ht: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 2 # of Rooms: 11			

 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:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

List Broker 3:

nav@farmsinbc.com

3:

3:

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

 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.**

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.