



Active

R3089643

Board: F, Detached
House with Acreage

4059 184 STREET

Cloverdale
Serpentine
V3S 0L5

\$4,200,000 (LP)
(SP)



Days on Market: 0	List Date: 2/20/2026	Seller's Acceptance Date:
Orig. Price: \$4,200,000	Expiry Date: 10/31/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1961
Frontage (feet): 591.04	Bedrooms: 2	Age: 65
Frontage (metres): 180.15	Bathrooms: 1	Zoning: A1
Depth / Size: 2567.58'	Full Baths: 1	Gross Taxes: \$1,509.09
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2025
Lot Area (acres): 35.62	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 004-510-801	Tour: Virtual Tour URL
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: Rancher/Bungalow	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open, RV Parking Avail.	
Exterior: Stucco	Driveway Finish:	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Renovations:	Seller's Interest: Registered Owner	
# of Fireplaces: 0 R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	Fixtures Leased: No	
Fuel/Heating: Natural Gas	Fixtures Rmvd: No	
Outdoor Area: None	Floor Finish:	
Type of Roof: Asphalt		

Legal: **LOT 5, PLAN NWP3124, PART SE1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 71878**

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

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

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**

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

Finished Floor (Main): 900	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Kitchen	10'x12'			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Living Room	14'x16'			x	Main 4
Finished Floor (Below): 0	Main	Primary Bedroom	11'x12'			x	
Finished Floor (Basement): 0	Main	Bedroom	10'x11'			x	
Finished Floor (Total): 900 sq. ft.			x			x	
Unfinished Floor: 0			x			x	
Grand Total: 900 sq. ft.			x			x	
Flr Area (Det'd 2nd Res): sq. ft.			x			x	
Suite: None			x			x	
Basement: None			x			x	

Crawl/Bsmt. Ht: # of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1 # of Rooms: 4	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:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

List Broker 3:

nav@farmsinbc.com

3:

2:

3:

Appointments:

Call:

Phone:

Touchbase

TOUCHBASE

604-782-0988

Occupancy: **Tenant**

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.**

35.62 ACRE VEGETABLE FARM – This exceptional property features a well-maintained 900 SQ/FT rancher-style home offering 2 Bedrooms and 1 Bathroom. The farm is complemented by a 1,000 SQ/FT. Shed and a spacious 1,700 SQ/FT Barn, providing ample storage and operational space. Ideally situated with 2 road frontages 184 Street and 40 Avenue, the property presents an excellent opportunity to build your dream home, and has fertile soil suitable for a wide variety of crops, fruits, and vegetables. Conveniently located near schools, public transit, Morgan Creek Golf Course, and shopping amenities, with easy access to Highway #10, Highway #15, and the U.S. border.