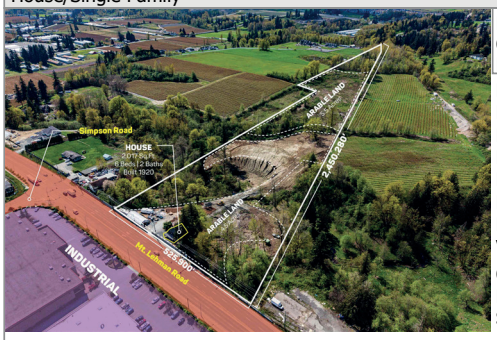
FARMS IN BC
REAL ESTATE GROUP

Active
R3115563
Board: F , Detached
House/Single Family

2475 MT. LEHMAN ROAD
Abbotsford
Abbotsford West
V4X 2N2

$2,799,000 (LP)
(SP)



Days on Market: **1** List Date: **4/27/2026** Seller's Acceptance Date:
Orig. Price: **$2,799,000** Expiry Date: **10/27/2026** Subject Removal Date:
Prev. Price: **$0** Completion Date:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**1920**
Frontage (feet):	**522.12**	Bedrooms:	**6**	Age:	**106**
Frontage (metres):	**159.14**	Bathrooms:	**2**	Zoning:	**A1**
Depth / Size:	**2448.05**	Full Baths:	**1**	Gross Taxes:	**$9,183.02**
Lot Area (sq.ft.):	**0.00**	Half Baths:	**1**	For Tax Year:	**2025**
Lot Area (acres):	**15.75**	Rear Yard Exp:		Tax Inc.	**No**
Flood Plain:		P.I.D.:	**013-341-995**	Tour:	**Virtual Tour Link**
View:	:				

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

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **12** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Asphalt, Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry
Seller's **Registered Owner**
Property **Ye :**
Fixtures **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Legal: **PARCEL "C" (REFERENCE PLAN 5543) SOUTH EAST QUARTER SECTION 23 TOWNSHIP 13NEW WESTMINSTER DISTRICT EXCEPT: PARCEL "ONE" (REFERENCE PLAN 15400) AND PLAN EPP79615. DBL EXP# C8078279**

Amenities:

Site Influences: **Central Location, Cleared, Gravel Road, Paved Road, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	**821**	
Finished Floor (Above):	**375**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,196**	**sq. ft.**
Unfinished Floor:	**821**	
Grand Total:	**2,017**	**sq. ft.**
Flr Area (Det'd 2nd Res):		**sq. ft.**

Floor	Type	Dimensions
Main	**Living Room**	**20'11 13'5**
Main	**Kitchen**	**24'4 11'11**
Main	**Dining Room**	**11'2 10'9**
Main	**Primary Bedroom**	**9'6 10'2**
Main	**Bedroom**	**9'6 9'9**
Main	**Laundry**	**4'7 3'4**
Above	**Bedroom**	**10'4 9'7**
Above	**Bedroom**	**10'4 9'7**
Above	**Bedroom**	**10'4 9'11**
Above	**Bedroom**	**10'4 9'11**
Bsmt	**Other**	**36'0 28'0**

Floor	Type	Dimensions

Bathrooms

Floor	#Pcs
Main	**3**
Above	**2**

Suite: **None**
Basement: **Part**

Crawl/Bsmt. Ht: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

List Broker 1: **Real Broker B.C. Ltd. - OFC: 888-828-8447**
List Desig Agt 1: **Sat Swaich - PREC - Phone: 604-832-3225**
List Broker 2: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
List Desig Agt 2: **Jay Khakh - Phone: 604-418-2937**
Buyer's Broker 1:
Buyer's Agent 1:
Owner:
Commission:

List Broker 3: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
sat@primepropertygroup.ca
3 **Nav Sekhon - PREC - Phone:**
3:

Appointments: **Touchbase**
Call: **Jay Khakh**
Phone: **604-418-2937**

Occupancy: **Tenant, Vacant**

Realtor Remarks: **PRIVACY- DO NOT SOLICIT. Measurements of home taken by Cubicasa & land measurement taken from BC Assessment are aprox and should be verified if deemed important. *DO NOT WALK THE PROPERTY WITHOUT A CONFIRMED APPOINTMENT* Pls TB Jay Khakh for all showing requests. DBL EXP# C8078279**

15.75 ACRES NEAR INDUSTRIAL ON MT LEHMAN! Features a 2,017 SQFT Home with 6 Beds & 2 Baths, ideal for rental income while planning your Estate Home build with Mt Baker views. New Culvert installed and over 10 Acres Fully Cleared for Planting. A great holding opportunity in the rapidly expanding Mt Lehman corridor, surrounded by ongoing development and offering upside potential from the proposed Simpson Road Extension along the south boundary. Located within the ALR, zoned for Agricultural use, and Not in the Floodplains. This high exposure property is just minutes to Abbotsford Airport, Highstreet Mall & Highway 1. Showings by Appointment Only.