



Active R3126821 Board: F, Detached House with Acreage	3656 272 STREET Langley Aldergrove Langley V4W 1R6	\$4,750,000 (LP) (SP)																																																				
																																																						
	Days on Market: 0 List Date: 6/3/2026 Orig. Price: \$4,750,000 Expiry Date: 6/3/2027 Prev. Price: \$0																																																					
	Seller's Acceptance Date: Subject Removal Date: Completion Date:																																																					
	Meas. Type: Feet Frontage (feet): 658.10 Frontage (metres): 200.59 Depth / Size: 2,592 Lot Area (sq.ft.): 0.00 Lot Area (acres): 39.50 Flood Plain: No View: No	If new, GST/HST inc?: Bedrooms: 3 Bathrooms: 1 Full Baths: 1 Half Baths: 0 Rear Yard Exp: P.I.D.: 006-886-931	Approx. Year Built: 1938 Age: 88 Zoning: RU-3 Gross Taxes: \$2,036.81 For Tax Year: 2025 Tax Inc. No Tour: Virtual Tour URL																																																			
	Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water																																																					
Sewer Type: Septic Water Supply: City/Municipal																																																						
Style of Home: Basement Entry Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Forced Air Outdoor Area: None Type of Roof: Asphalt																																																						
Total Parking: 10 Covered Parking: 0 Parking Access: Parking: Add. Parking Avail., Open, 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 Fixtures Leased: No Fixtures Rmvd: No Floor Finish:																																																						
Legal: PART S1/2 OF S1/2 OF NW1/4, SECTION 29, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT Amenities: Barn, Workshop Detached Site Influences: Central Location, Private Setting, Recreation Nearby Features:																																																						
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Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 6 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 Desig Agt 1: Nav Sekhon - PREC - Phone: 604-782-0988 List Broker 2: List Desig Agt 2: 3 Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:																																																						
List Broker 3: nav@farmsinbc.com Appointments: Touchbase Call: TOUCHBASE - Nav Sekhon Phone: 604-782-0988																																																						
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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.																																																						
39.5 ACRES HOUSE AND ACREAGE. First time on the market, this trophy property offers an excellent long-term holding opportunity and an ideal setting to build an Estate Home in a private, park-like environment. The existing home spans 2,057 SQ/FT and features 3 bedrooms and 1 bathroom. The property also includes a 2,800 SQ/FT Pole Barn. Fertile soil provides strong agricultural potential for growing blueberries, vegetables, and a variety of other crops, while the high-exposure location creates excellent Agri-Business and retail opportunities. Conveniently located close to schools, shopping, and other amenities, with easy access to Fraser Highway, Highway #1, and the USA Border.																																																						