



Active

R3158689

Board: F, Detached
House with Acreage

22444 72 AVENUE

Langley
Salmon River
V2Y 2K4

\$2,495,000 (LP)
(SP)



Days on Market: 1	List Date: 8/26/2026	Seller's Acceptance Date:
Orig. Price: \$2,495,000	Expiry Date: 11/30/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1976
Frontage (feet): 603.67	Bedrooms: 4	Age: 50
Frontage (metres): 184.00	Bathrooms: 3	Zoning: RU-1
Depth / Size: 709.97	Full Baths: 2	Gross Taxes: \$5,458.99
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2026
Lot Area (acres): 2.01	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 007-913-214	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: 3 Level Split	Total 10	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.		
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: 2 R.I. Fireplaces:	Property Disc.: No : Upon Accepted Offer		
Fireplace Fuel: Natural Gas, Wood	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Patio(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **PARCEL J (RP9934), DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 28553 & 28861**

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

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

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	626	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,392	Main	Living Room	22' 13'6"				Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' 10'				Main 2
Finished Floor (Below):	667	Main	Kitchen	16' 9'				
Finished Floor (Basement):	0	Main	Patio	22'6" 13'				
Finished Floor (Total):	2,685 sq. ft.	Above	Primary Bedroom	19' 11'7"				Above 3
Unfinished Floor:	0	Above	Bedroom	21' 10'2"				
Grand Total:	2,685 sq. ft.	Above	Bedroom	11' 10'				
		Above	Bedroom	11'5" 9'6"				
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Flex Room	21' 10'2"				Above 5
		Below	Recreation Room	27' 13'				
Suite: None		Below	Office	15' 11'5"				
Basement: Fully Finished		Below	Foyer	10' 8'6"				

Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

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

List Broker 3:

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

nav@farmsinbc.com

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

3

2

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.

2 ACRE property in the desirable Salmon River area with high exposure and dual road frontage on 72 Ave and Hwy #10. Features a fully renovated **2,685 SQ/FT**, 3 level home, fully renovated in 2022, offering 4 bedrooms and 3 bathrooms, air conditioning, updated flooring, wood-burning and gas fireplaces. Large patio and spacious rec room with wet bar and office. Outstanding outbuildings include a **2,800 SQ/FT** workshop building with 2 large bay doors, 16' ceilings, 220 amp service, 3 offices, a boardroom, 3-bedroom suite with full bath, a **1,000 SQ/FT** barn; and a **1,500 SQ/FT** container building. Fully graveled yard with ample outdoor storage and parking. Prime location close to amenities with easy access to Hwy #1, Fraser Hwy, and Glover Rd.