

Active
R3167857

 Board: F, Land Only
 Other

38620 NO. 4 ROAD

 Abbotsford
 Sumas Prairie
 V3G 2G2

\$2,880,000 (LP)
 (SP)


Days on Market: 0	List Date: 9/25/2026	Seller's Acceptance Date:
Orig Price: \$2,880,000	Expiry Date: 3/31/2027	Subject Removal Date:
Prev Price: \$0		Completion Date:
Frontage: 1,969.84	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 028-947-363	
Frontage Metric:	Taxes: \$3,297.23	
Depth: 430.84	For Tax Year: 2026	
Price/SqFt:	Zoning: A2	
Sub-Type:	Rezoneable?:	
Exposure: North	Flood Plain: Yes	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 19.49
Tour: Virtual Tour URL		Hect: 7.89
View - Specify Mountain and Valley Views		SqFt: 0.00
		SqM: 0.00

Sanitary Sewer: Septic	Property Access: Road Access	First Nation Reserve:
Storm Sewer: None	Parking Access:	
Water Supply: City/Municipal	Fencing:	
Electricity: Available	Property in ALR/FLR: Yes - Agricultural Land	
Natural Gas: Available	Seller's Interest: Registered Owner	
Telephone Service: Available Nearby	Information Pkg: Yes	
Cable Service: Available Nearby	Sign on Property: Y	
Prospectus: Not Required	Sketch Attached: No	
Develop Permit: No	Property Disclosure: No : Provided Upon Acceptance	
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No	
Building Plans: Not Available	Perc Test Avail:	
	Perc Test Date:	

 Legal: **LOT 2, PLAN EPP20997, SECTION 27, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

 Site Influences: **Private Setting, Rural Setting**

 Restrictions: **None**

 Commission: **3.22% ON THE FIRST \$100,000 & 1.15% ON THE REMAINING BALANCE**

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

 List Sales Rep 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

nav@farmsinbc.com

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

 List Sales Rep 2:
 List Broker 2:
 List Broker 3:
 Buyer's Broker 1:
 Buyer's Agent 1:
 Buyer's Broker 2:
 Buyer's Agent 2:
 Owner:

3:

 Realtor Remarks: **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.**

19.49 ACRES WITH 60,000+ SQ/FT OF BUILDINGS! An excellent opportunity to build your future estate home on a quiet country road while benefiting from substantial existing agricultural infrastructure. The property features three large barns, including a 30,000 SQ/FT Hog Barn, a 25,000 SQ/FT two-storey Poultry/Storage Barn, and an 8,300 SQ/FT Covered Barn. Approximately 15 acres of arable farmland offer excellent potential for blueberries, vegetables, and a variety of other crops. Fully serviced with City Water, Natural Gas, and BC Hydro. Prime Abbotsford location with convenient access to Highway #1 and just minutes from shopping, schools, and city amenities.