

Prime Residential Lot for Sale – 22865 96 Ave, Fort  
Langley | 16,108 Sq. Ft. Development Opportunity

FOR  
SALE



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# Prime Residential Lot in Fort Langley

Opportunity to acquire a rare 16,108 sq. ft. lot in one of Fort Langley's most sought-after locations. Ideally situated within walking distance to the Fort Langley Golf Course and the village core, this property offers the perfect setting to build your dream home.

Zoned for residential use, this expansive lot presents excellent potential for future development. With recent zoning updates, there may be opportunities to build a single-family home, duplex, or explore higher-density options such as a fourplex (buyers to verify with the Township of Langley).

This property combines location, size, and long-term upside—making it ideal for homeowners, investors, or developers looking to secure a prime piece of Fort Langley real estate in a growing and highly desirable community.



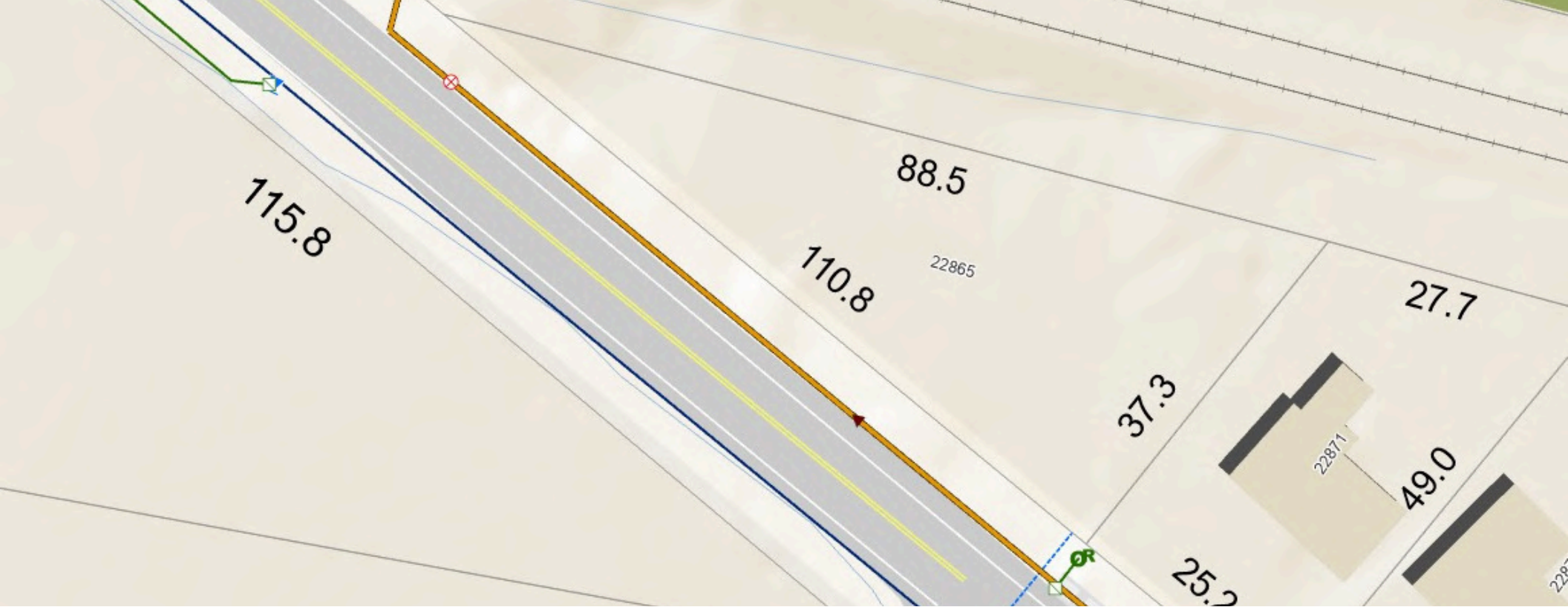
Vacant Lot ready for your ideas



Accessible location with easy access to Downtown Fort Langley & Golden Ears Bridge



Potential for Small-scale multi-unit housing





19 Steps Skin and Body Studio

Riley Tree Farm & Wood Fuel Sales

Fort Langley Golf Course  
Recently viewed

the back forty

Hope Redwoods Natural Area

Holistic Fit

Fortem Information Technology (Canada) Ltd

Tank Five

The Redwoods Golf Course  
Recently viewed

Allard Crescent

100 Ave

100 Ave

96 Ave

96 Ave

96 Ave

Salmon River Trail

Fort to Fort Trail

Fraser River

Brae Island Viewpoint

Fraser River Pier Viewpoint

Tavistock Trail

Fort Camping Campsites

McMillan Island

McMillan Island

The HOGA™ Mat System

Casimir & Muench Trail

Billy Brown Rd

Fraser River

Wright St

Sailes Ave

Trattle St

Wendel's Bookstore & Cafe

Bedford Channel

Langley Fine Arts School

Fort Langley National Historic Site of Canada

FORT LANGLEY

Salmon River

Wright St

Hadden St

Gay St

Trattle St

Glover Rd

Fort Langley Community Church

Fort Langley

Church St

Queen St

King St

Royal St

Hudson Bay St

Mary Ave

Mintaka Design

McBarg floating MC

Google Maps



115.8

88.5

110.8

22865

27.7

37.3

49.0

25.2

25.2

96 AVE

26.5

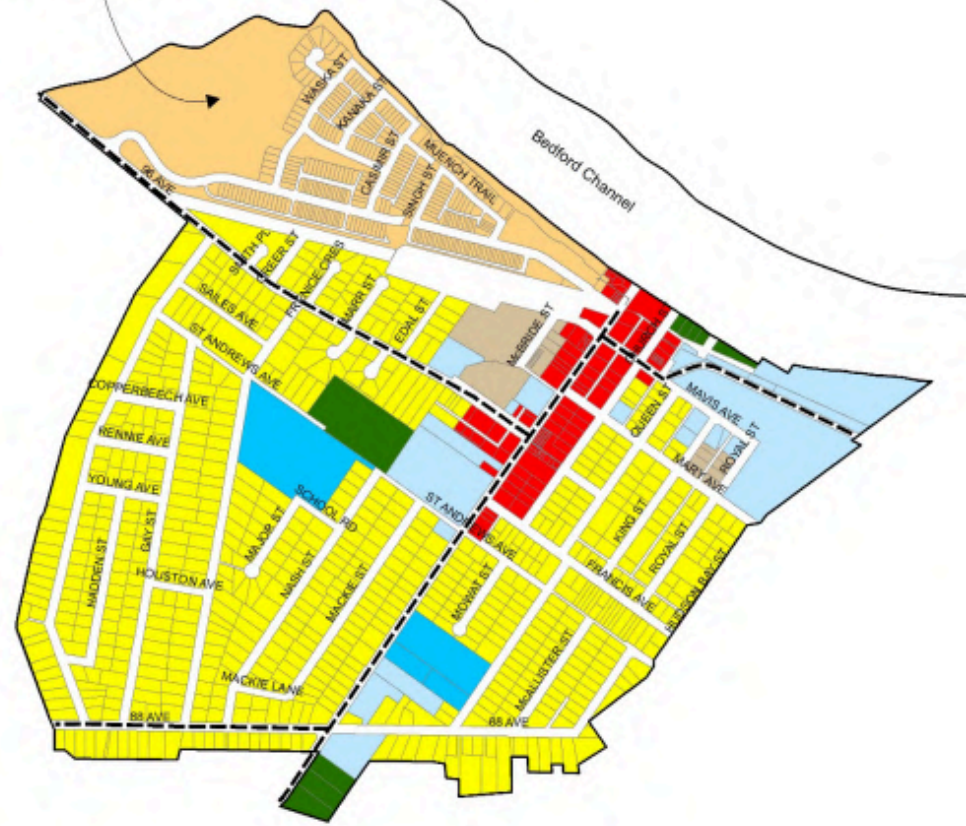
5037

22871



# Fort Langley Community Plan

Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085



## LEGEND

- |   |   |   |
|---|---|---|
|  Single Family             |  Park          |  Arterial Road |
|  Multi Family              |  School        |   |
|  Comprehensive Development |  Institutional |   |
|  Commercial                |   |   |

With new BC housing rules (2023–2025 updates):

The Township of Langley updated their OCP to allow:

Small-scale multi-unit housing

**Zoning: R-1E**

- **Future potential: Small-scale multi-unit (duplex / 4plex possible, verify)**





Property information

Map

Neighbouring properties

Sample sold properties

## 22865 96 AVE LANGLEY

Area-Jurisdiction-Roll: 15-311-05725111-17



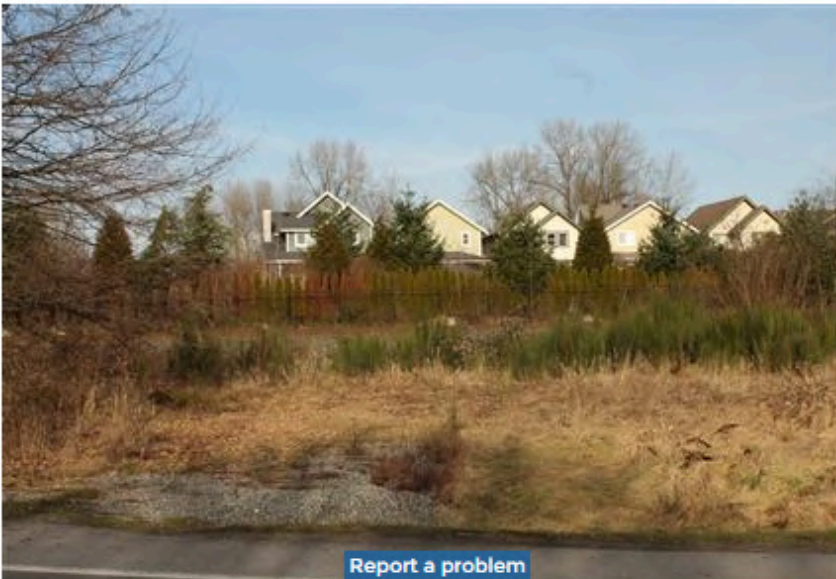
Favourite



Compare



Print



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**Total value** **\$1,445,000**

2026 assessment as of July 1, 2025

Land \$1,445,000

Buildings \$0

Previous year value \$1,373,000

Land \$1,373,000

Buildings \$0



98 Ave



## Location

96 Avenue is a key east-west connector in the Township of Langley, offering direct access to major transportation routes including the Golden Ears Bridge, which provides efficient connectivity to Maple Ridge, Pitt Meadows, and the broader Metro Vancouver region. The property at 22865 96 Avenue benefits from this strategic positioning, combining accessibility with a quiet, semi-rural setting.

Located just minutes from the historic village of Fort Langley, the site is within one of the Fraser Valley's most desirable and character-rich communities, known for its boutique shops, dining, and strong residential appeal. The surrounding area features a blend of estate homes, hobby farms, and low-density residential development, with increasing demand for well-located properties of this scale.

In addition to its proximity to Fort Langley, the property offers convenient access to Highway 1 via 232 Street, supporting seamless travel throughout the region.

Continued growth and investment in the Township of Langley, along with limited land supply in Fort Langley, further reinforce the long-term appeal and value of this location.

**For More  
Information  
Contact**

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