



## Farming Parcel with Adjacent Services and Freeway Access



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# Farming Parcel with Adjacent Services and Freeway Access

## Chilliwack, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	22228
<b>Price:</b>	\$1,299,000
<b>Taxes (2021):</b>	\$6,611
<b>Size:</b>	6.6 acres

### DESCRIPTION

6.6 acres of flat, usable land for sale in highly sought-after Eastern Hillside neighborhood. Excellent freeway access, all services available and property backs onto golf course. Current "outdoor recreation" zoning allows for a variety of uses. Property is located next to the Cliffs and Sunridge subdivisions east of Chilliwack, BC. Property is in ALR.

### LOCATION

50400 Ledgestone Place - Chilliwack, BC

### DIRECTIONS

Please contact Listing REALTOR®

### AREA DATA

Chilliwack serves as the gateway to the Lower Mainland. With 100,000 residents, Chilliwack is an economically burgeoning city. The city is made up of several amalgamated villages and communities. The urban core has a decidedly north-south axis bisected by the Trans-Canada Highway. The city is bounded in the north by the Fraser River, in the east by the Eastern Hillside, in the south by the

Canada-US border, and in the west by the Vedder Canal.

With 939 farms on approximately 17,322 hectares (42,800 acres) of dedicated farmland, farming is essential to the city's identity. Agriculture has long been the dominant economic driver for the this region with a wide variety of farms dotting the landscape. Throughout the valley there are dairy and cattle farms, blueberry farms, cranberry farms and a variety of other crops. The mild climate and rich soil mean all these crops grow in abundance.

Recently manufacturing and real estate development has superseded agriculture as the most prominent economic driver in the region. Large processing plants have sprung up recently including the brand-new 400,000 ft<sup>2</sup> Molson/Coors brewing facility.

This economic shift has brought renewed prosperity to the city and district, as families are moving to the area in droves. New developments on the south side of the highway provide affordable living options where young families can work and play.

The weather in Chilliwack is conducive for robust agricultural production. The climate is very mild with long hot summers and wet cloudy winters. The limited weather extremes make Chilliwack very desirable from both a quality of life perspective and from an agricultural perspective. Nothing beats golfing in December on a sunny day in the valley.

### RECREATION

The area surrounding the property is famous for its outdoor pursuits. There are numerous parks throughout the region that your family can get out





and enjoy at any time of year. Some of the more notable parks include:

- Bridal Veil Falls Provincial Park
- Cheam Wetlands Regional Park
- Chilliwack Heritage Park
- Chilliwack Lake Provincial Park
- Cultus Lake Provincial Park
- Rotary Trail

The surrounding mountains offer unlimited hiking and exploration options. Other popular outdoor activities include equestrian pursuits, archery, biking, golfing, paragliding and fishing.

The famous Vedder River offers some of the best salmon and steelhead fishing in the Lower Mainland.

Urban activities include catching a Chilliwack Chiefs game at the Chilliwack Coliseum, winery/brewery hopping, sitting down for dinner at the many fine restaurants, or catching a movie at one of the many theatres. The recreational opportunities in Chilliwack and the surrounding district are truly endless.

## MAP REFERENCE

49° 9'9.05"N and 121°49'33.83"W

## INVESTMENT FEATURES

6.6 acres with hay and farm potential

## SERVICES

- Storm sewer at lot line
- Sewer at lot line
- Nat gas at lot line
- Electricity at lot line
- Phone nearby
- Cable nearby

## ZONING

OR Zone (Outdoor Recreation)

### Permitted Uses

#### Principal Uses

- boarding
- general agriculture
- manufactured home
- outdoor recreation
- single detached dwelling
- supportive recovery home

#### Ancillary Uses

- accessory home occupation
- accessory dwelling unit
- cottage industry
- farm retail sales
- off-street parking
- rural ancillary use

## LEGAL

Please contact Listing REALTOR®



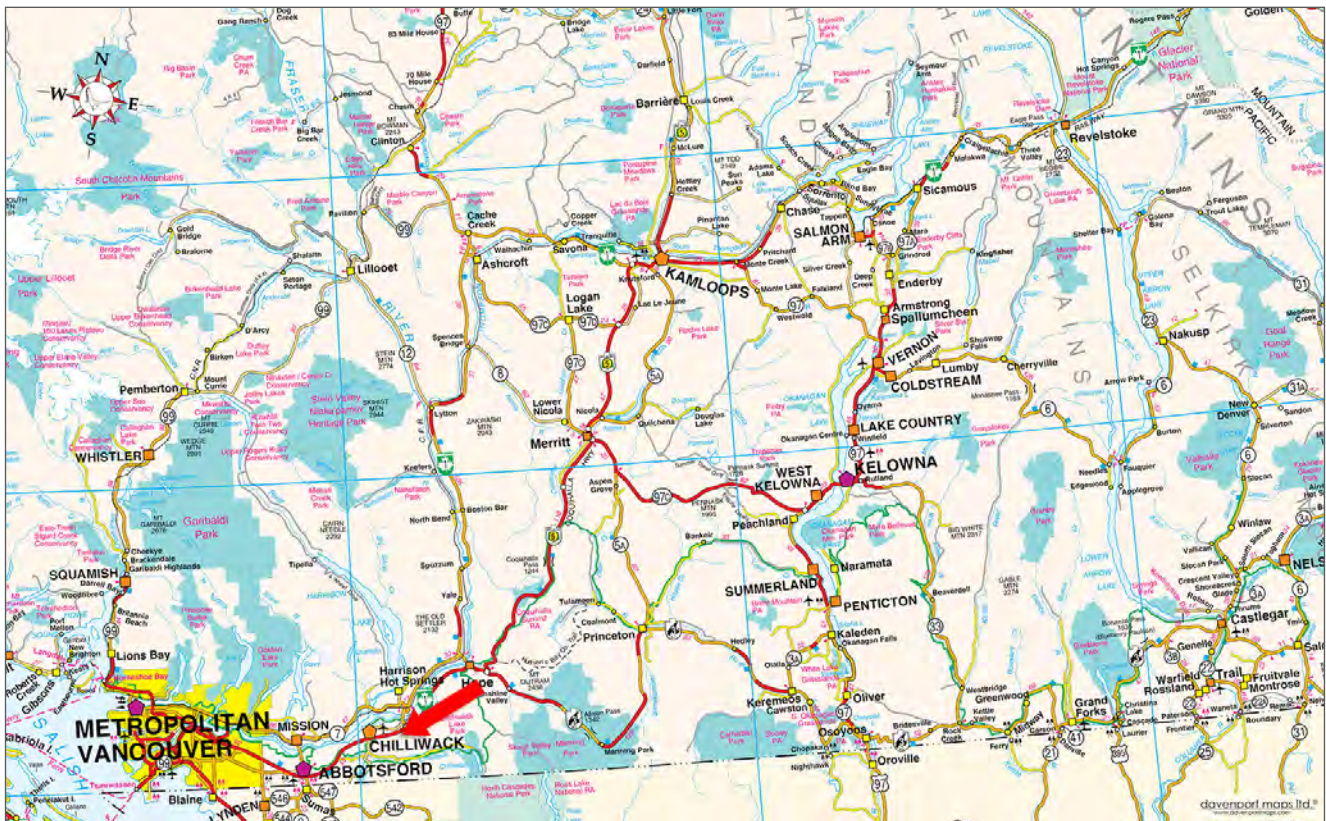
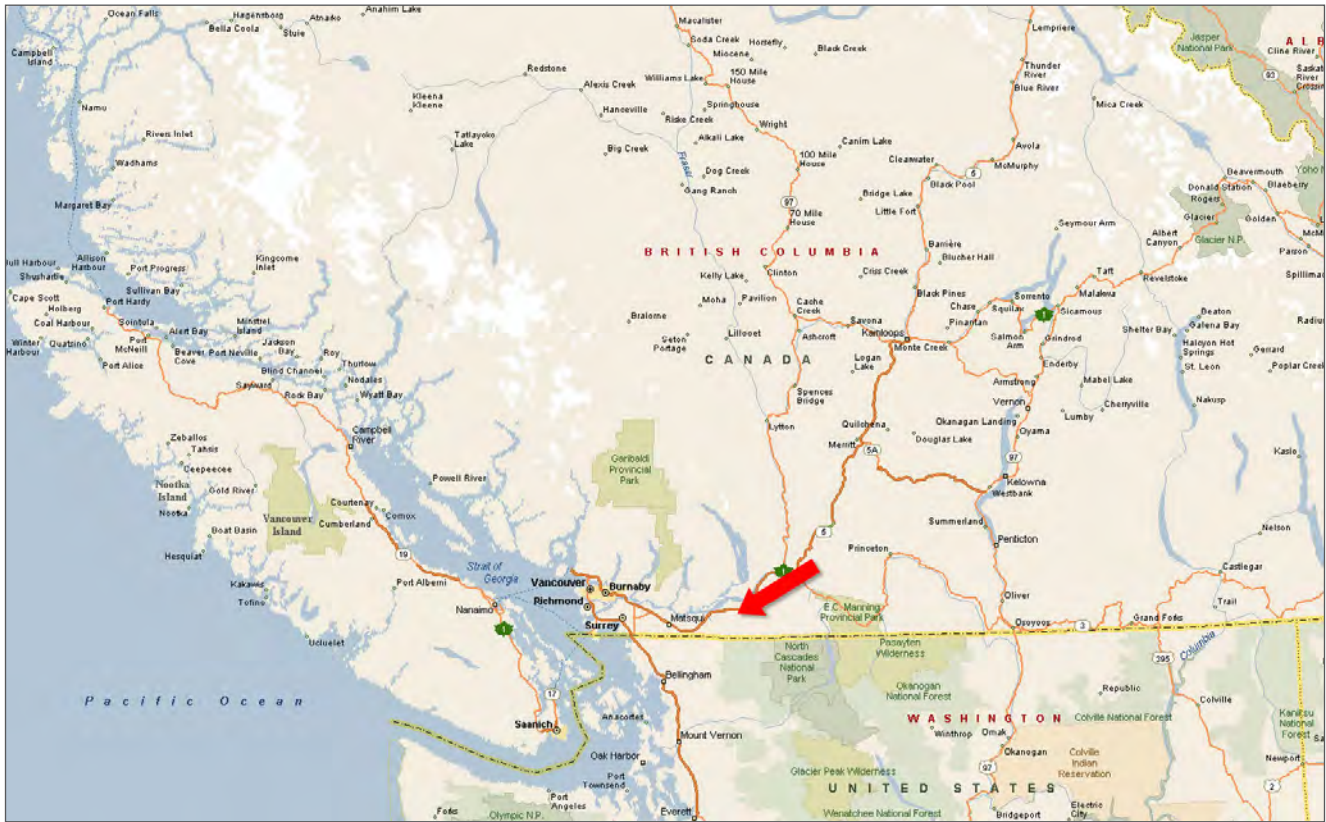




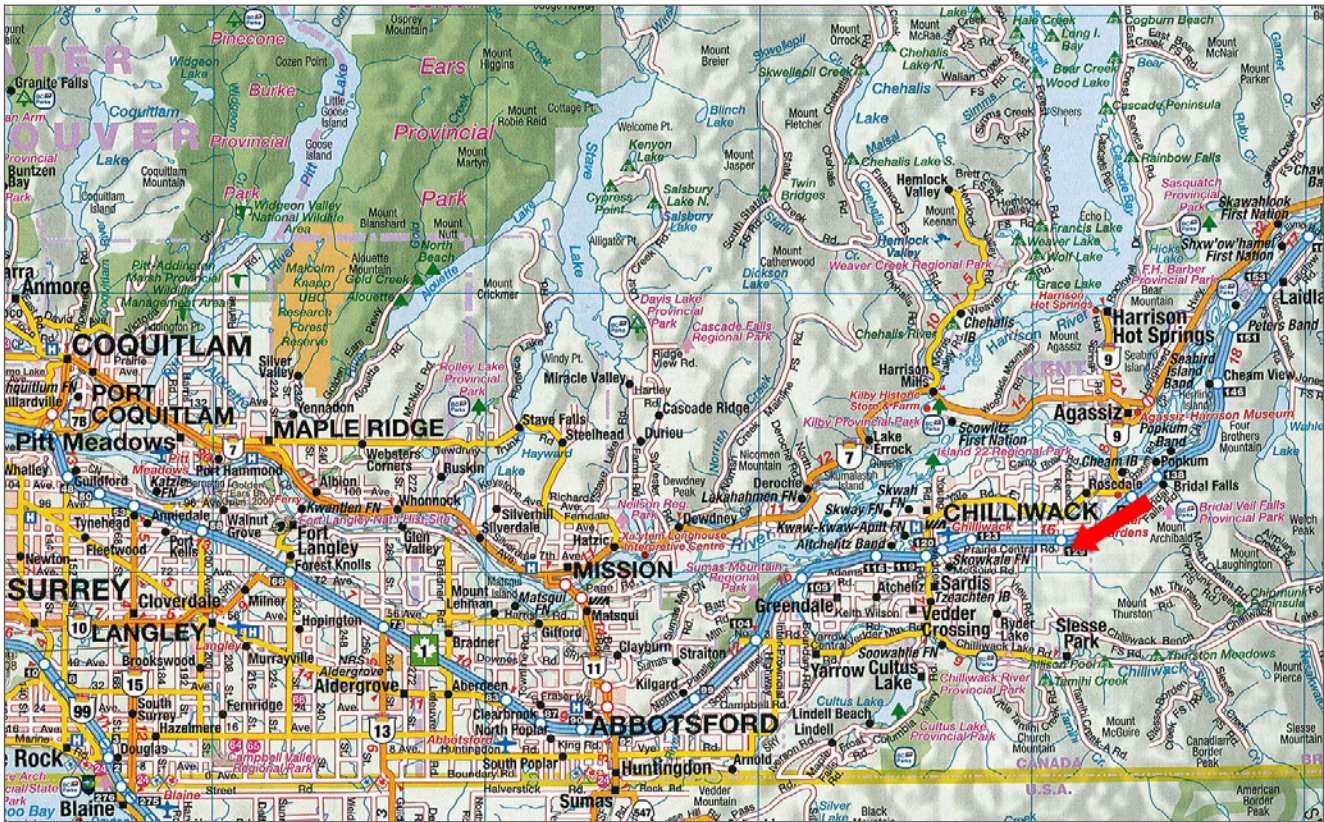




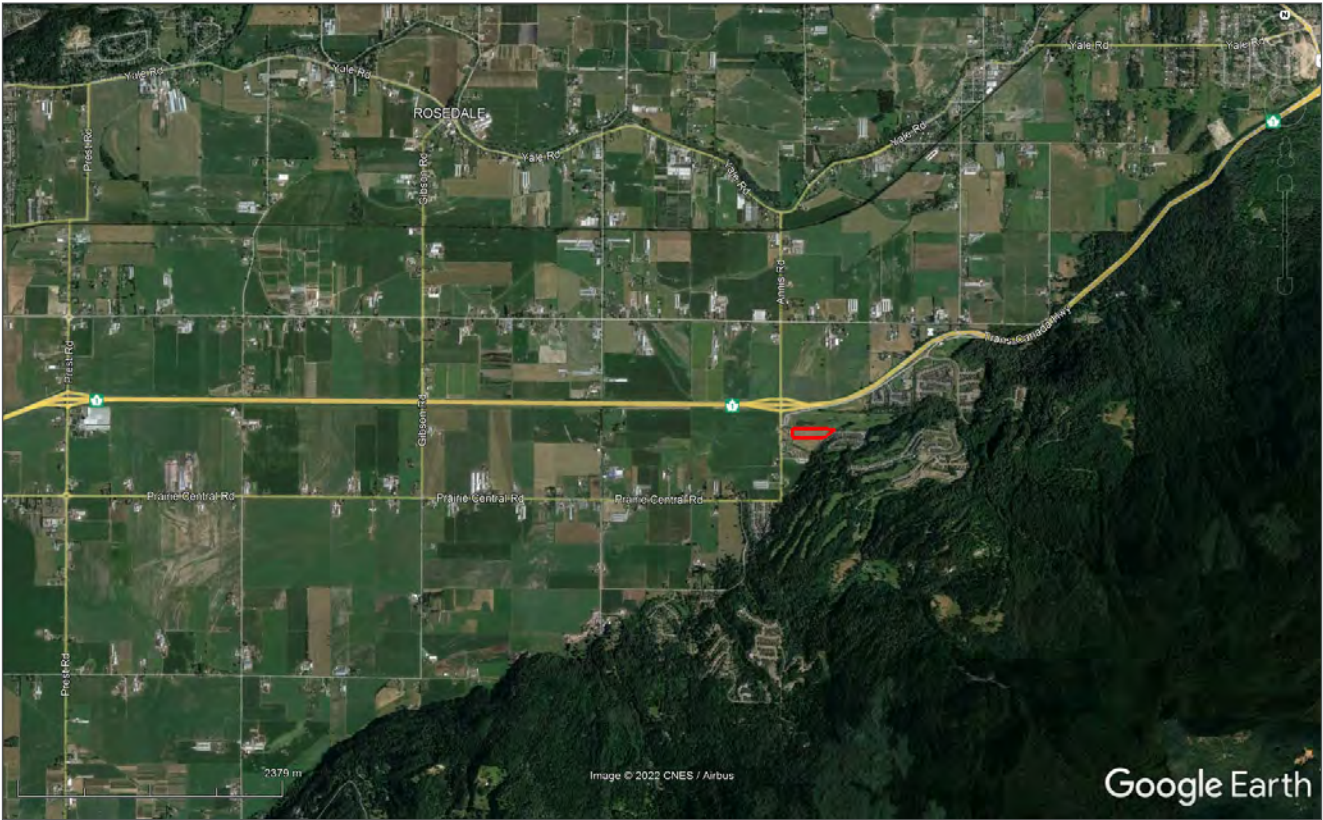




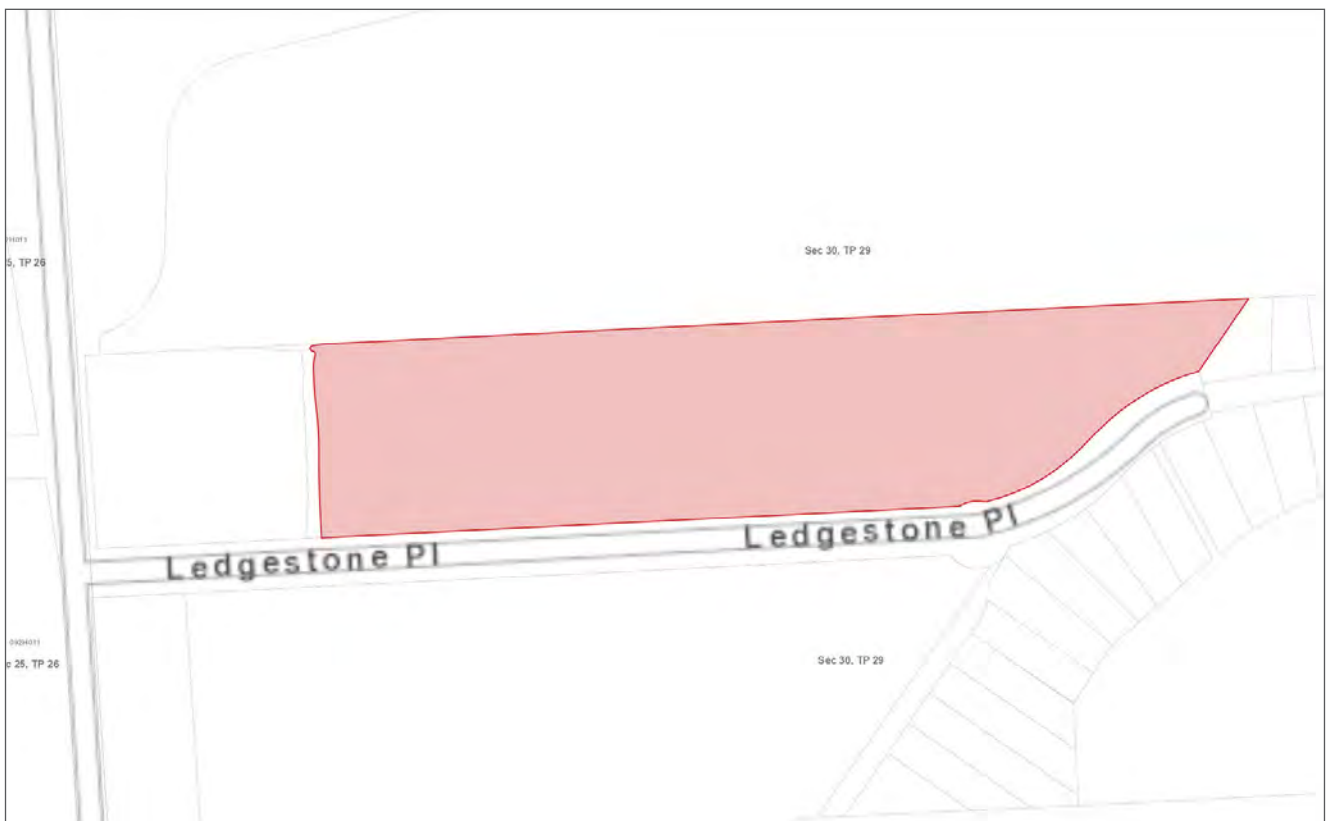
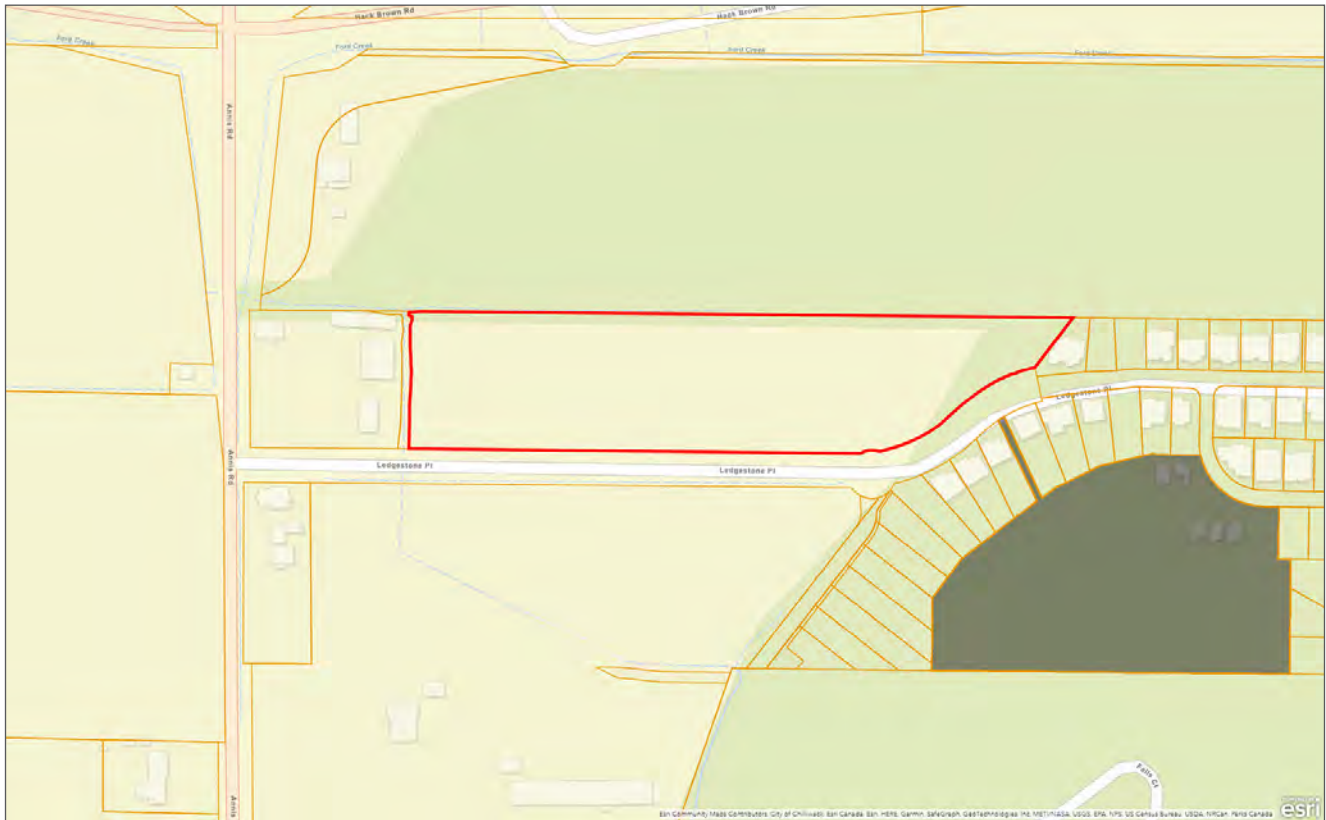














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