

# 4780 44b Avenue, Delta

\$1,399,900



Great location for this nice 2 level home with a self contained 2 bedroom LEGAL suite down with own laundry & main with 3 bedrooms, all on an large almost 7600 sq ft lot. Fabulous park like back yard that includes a detached workshop & large storage shed both with 220 wiring, garden, & fabulous south facing sundeck - perfect for enjoying summer evenings. Updates include: roof,gutters,upstairs windows,new flooring & baseboards upstairs, kitchen counter/sink/backsplash, freshly painted throughout, driveway in 2016 & hot water tank 2021 & more! Great home for anyone needing a legal mortgage helper or for investors. Very convenient location just a short walk to schools, transit & quaint Ladner village shops & restaurants.

## KEY INFORMATION

MLS® R2875782

Residential Detached

Ladner Elementary

5 Bedrooms

2 Bathrooms

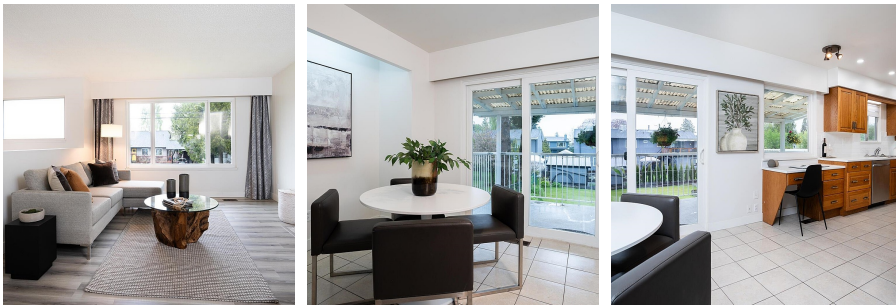
2,172 SF

7,595 SF Lot

## FEATURES

Year Built: 1969

Listed By: RE/MAX Select Properties



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