

# 4638 53 Street, Delta

\$1,569,000



Unlock a realm of possibilities with this exceptional real estate gem! Nestled in an ideal location just steps from town, this 3 bedroom rancher stands proudly on an expansive 9,052 sq. ft. flat lot with eastern exposure, featuring an impressive 77 foot frontage and a depth of 117.15 feet. The subdivision potential adds allure, presenting an unique opportunity for investment and development. To maximize the potential it must be sold with 4628 53rd, creating a canvas for 3-4 lots. Both properties combined offer a total of 18,115 sqft. Ensure to verify details with the City of Delta regarding the subdivision process and rezoning. Seize this great opportunity to own these homes on huge lots, strategically positioned for both current enjoyment and substantial long-term potential.

### KEY INFORMATION

MLS® R2896062

Residential Detached

Delta Manor

3 Bedrooms

1 Bathroom

1,221 SF

9,050 SF Lot

### FEATURES

Year Built: 1961

Listed By: Sutton Group Seafair Realty

