

# 4484 45a Avenue, Delta

\$1,499,000



Immerse yourself in this modern & luxurious property, the heart of this home Bright & Spacious kitchen with the adjoining dining & family room make it ideal for gatherings. This 6 bedroom house with 2.5 bath home in the family friendly area of Port Guichon in Ladner with walking distance to elementary school & Delta secondary high school . Fully renovated house includes new flooring, tiles, kitchen cabinets, appliances, blinds, new garage door, double glazed windows, etc . Walk outside to your backyard oasis with a stretched patio and captivating vibe of the backyard. 2 bedroom not authorized suite downstairs with the option to make it three bedroom or the third bedroom can be used as a den with upstairs. This house is perfect extra income or in-law accommodation.

## KEY INFORMATION

MLS® R2945331

Residential Detached

Port Guichon

6 Bedrooms

3 Bathrooms

2,269 SF

6,864 SF Lot

## FEATURES

Year Built: 1971

Listed By: SRS Panorama Realty



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