

For Multi-Picture Tour Go To
www.mitten-realty-services.com



11679 87A Avenue, North Delta

\$429,900.00

Family Home With Room To Roam 1254 Sq. Ft. Plus Finished Basement

A super opportunity for the discerning buyer. Spacious family home on large lot on quiet street in desirable North Delta neighbourhood. This well cared for home has great bones for someone to move in and enjoy and update to your tastes at your leisure. Entertainment sized living room with cozy wood fireplace will facilitate your family and entertaining needs. Dining room will facilitate your formal dining occasions and family meals. Spacious kitchen with lots of cabinets, small eating area and door to large covered deck. Upper level boasts four piece main bath and three bedrooms including master bedroom with two piece ensuite. Lower level boasts recreation room with cozy gas fireplace, bedroom, and two piece bath.

Some updating has already been done including furnace (2001), hot water tank (2010), vinyl siding (1990), garage door (2009). Owner thinks that there is hardwood under the carpet upstairs.

This property is a great family starter in a super neighbourhood and provides a fantastic opportunity to enjoy now and update at your leisure.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

Power Play
Realty

604-533-3231

Main Floor: 1254 Square Feet

Living Room - 20' x 14.83' – Entertainment sized living room with cozy wood fireplace will facilitate your family and entertaining needs.



Dining Room - 11' x 10' - Dining room will facilitate family meals and more formal dinner gatherings.



Kitchen - 14' x 11' - With scads of cabinets, small eating area and door to large covered deck.



Master Bedroom – 12.33' x 11' - With 2 piece ensuite.



Bedroom - 11' x 9.5'

Bedroom – 11' x 9.5'



Bathroom - 4 Piece



Lower Level: 930 Square Feet

Foyer - 9' x 6'



Bedroom – 12.43' x 10.83'



Family Room – 20.58’ x 12.33’ – Spacious family room with cozy gas fireplace.



Bathroom: 2 Piece



Laundry Room: 13’ x 8’



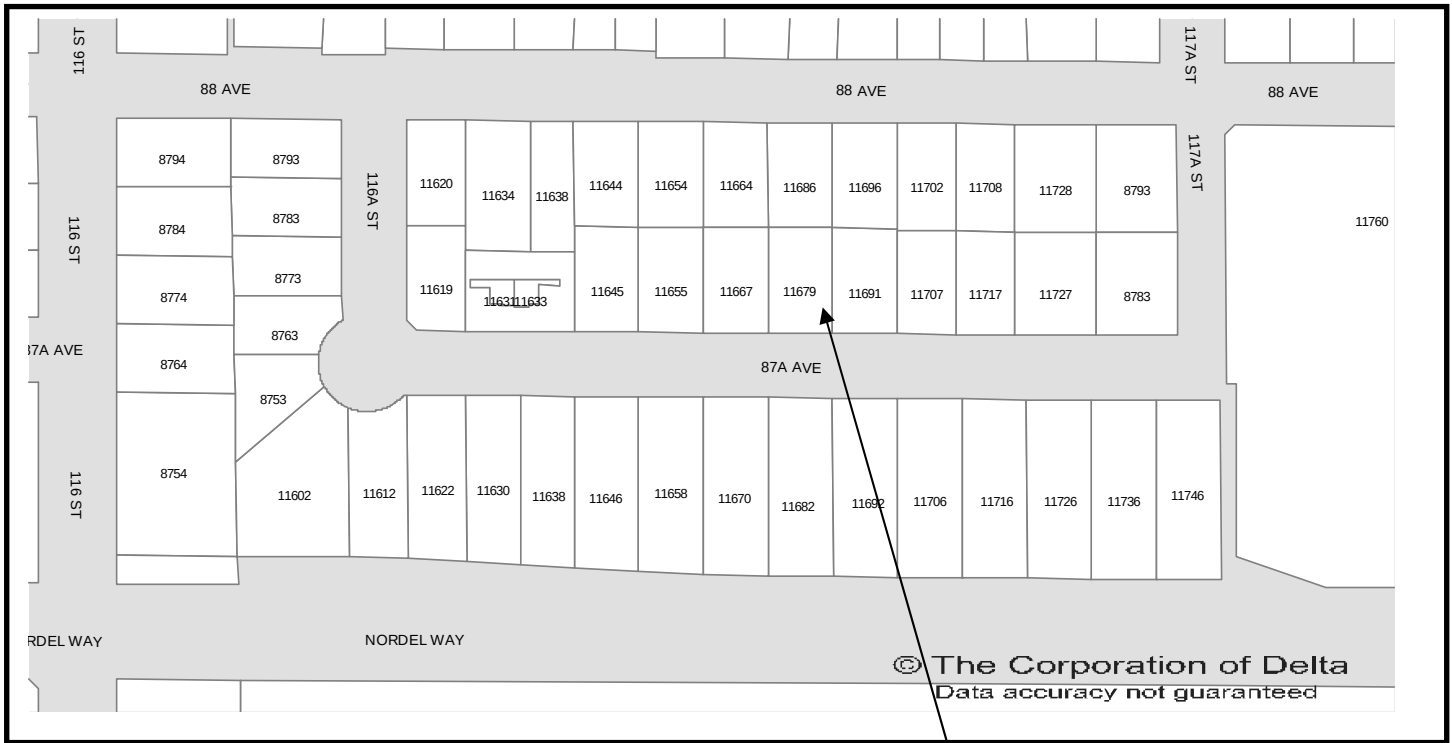
- ★ **Spacious Family Home On Large Lot On Quiet Street In Desirable North Delta Neighbourhood. This Well Cared For Home Has Great Bones For Someone To Move In And Enjoy And Update To Your Tastes At Your Leisure.**
- ★ **Entertainment Sized Living Room With Cozy Wood Fireplace Will Facilitate Your Family And Entertaining Needs.**
- ★ **Dining Room Will Facilitate Your Formal Dining Occasions And Family Meals.**
- ★ **Spacious Kitchen With Lots Of Cabinets, Small Eating Area And Door To Large Covered Deck.**
- ★ **Large Covered Deck Overlooking Spacious Rear Yard.**



- ★ **Upper Level Boasts Four Piece Main Bath And Three Bedrooms Including Master Bedroom With Two Piece Ensuite.**
- ★ **Lower Level Boasts Recreation Room With Cozy Gas Fireplace, Bedroom, And Two Piece Bath.**
- ★ **Some Updating Has Already Been Done Including Furnace (2001), Hot Water Tank (2010), Vinyl Siding (1990), Garage Door (2009).**
- ★ **Owner Thinks That There Is Hardwood Under The Carpet Upstairs.**
- ★ **This Property Is A Great Family Starter In A Super Neighbourhood And Provides A Fantastic Opportunity To Enjoy Now And Update At Your Leisure.**
- ★ **Spacious Fenced Yard.**



Lot: 65.61' x 107.5' – 7095 Square Feet



Subject Property

Location:



Doug or Bonnie Mitten

at



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.