

**11078 Upper Canyon Road**  
Delta, V4E 3L9



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**MLS# R2868681**



**\$1,699,000**

**6 Bedrooms | 4 Bathrooms | 4,263 Sqft**

Rare 2-storey + basement home in Sunshine Hills offers ample SF, 3.5 bathrooms and potential for 6 bedrooms. Situated in a prime location with a park across the street and the Greenway Trail at the back, ensuring privacy and picturesque views. Designed with large families in mind, the floor plan is exceptionally functional and potentially suite-able. Quick commuter access and an easy walk to trails in the Bog and Watershed Park add to the appeal. Nestled in the sought-after catchments for Ecole Sunshine Hills Elementary and Seaquam Secondary (IB Program), this home is a rare find in a prestigious neighbourhood. Don't miss this unique opportunity to live in one of the area's most desirable locations.



**Janet Rathbun**

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For full listing details, please scan:

