

**201 6950 Nicholson Road**  
Delta, V4E 3L3



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**MLS# R2882757**



**\$629,000**

**2 Bedrooms | 2 Bathrooms | 720 Sqft**

Welcome to SCOTT & NICHOLSON in the prestigious Sunshine Hills neighborhood! This sunlit, south-facing unit boasts two spacious bedrooms and two bathrooms, offering a seamless blend of comfort and modern living. Ideal for both homeowners and investors, this property is situated in a prime location that promises convenience and desirability. Within walking distance, you'll find top-rated schools including Cougar Canyon Elementary and Seaquam Secondary, renowned for its International Baccalaureate Program. Additionally, the area is well-served by rapid bus transit and close to essential amenities like Scottsdale Mall and local temples. This residence includes two parking spaces, both pre-wired for electric vehicles. The three-year-old complex is not just a place to live but a community, featuring superb amenities such as an outdoor lounge with fire tables, bocce and ping pong facilities, an indoor lounge complete with a full kitchen, a well-equipped gym, and a snooker table.



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