

**7562 Muston Place**  
Delta, V4C 7J8



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**MLS# R2904264**



**\$1,495,000**

**5 Bedrooms | 3 Bathrooms | 2,747 Sqft**

Nestled in the serene Royal York neighborhood on a tranquil cul-de-sac, this charming 2-storey home boasts 2800 sq ft of living space, offering 5 spacious bedrooms and 3 full bathrooms. The inviting main level features a generous family room seamlessly connected to a cozy dining area, perfect for gatherings. The bright, airy kitchen provides walkout access to a covered back deck, ideal for outdoor dining offering a gas BBQ hook up. Four bedrooms grace the main floor, with the primary suite offering a private 3-piece ensuite. The versatile basement includes a large recreation room, perfect for entertainment, a full bathroom, a well-appointed laundry room with ample cabinetry, and a comfortable fifth bedroom. Outside, the south-facing yard is a gardener's dream, providing abundant space for cultivating plants, parking an RV or boat, and enjoying the sunshine. This meticulously maintained home is ideally situated close to top-rated schools and convenient transit options, making it perfect for families.



**Jenny Matches**

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