

**11739 77 Avenue**  
Delta, V4C 7T6



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**MLS# R3003632**



**\$1,325,000**

**4 Bedrooms | 3 Bathrooms | 2,741 Sqft**

Situated on a peaceful street directly across from serene greenspace, this charming 4-level split home offers the perfect blend of comfort, character, and versatility. Lovingly maintained by the same owners for over 20 years, it has been thoughtfully updated to meet modern needs while preserving its inviting charm. Step inside to discover warm and welcoming interiors featuring stunning rock fireplaces with cozy gas inserts, ideal for gathering with family and friends. The home is equipped with air conditioning (2022) for year-round comfort and offers a flexible layout with generous living spaces perfect for a growing family or those seeking the potential to create a 1-2 bedroom suite with separate access. Sitting proudly on a spacious corner lot, the property boasts a spectacular wraparound deck that's partially covered, creating multiple outdoor areas for lounging, dining, and entertaining in any weather. With a double carport and additional side parking, there's plenty of room for vehicles, RVs, or guests. This is a rare opportunity to own a beautifully cared-for home in a quiet, family-friendly neighborhood with nature right at your doorstep.



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