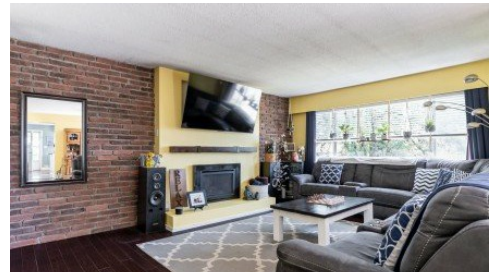


**10935 Monroe Drive**  
Delta, V4C 1N2

**RE/MAX**  
Performance Realty

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**MLS# R3052053**



**\$1,426,000**

**5 Bedrooms | 3 Bathrooms | 2,542 Sqft**

Popular Royal York neighborhood! This home features a large updated kitchen with eating area that opens onto a covered sundeck with sunset views over Burns Bog. The main floor offers 3 bedrooms and 2 full baths. Quality laminate floors enhance the living and dining areas. The bright, spacious basement includes a kitchen, 2 bedrooms, full bath, large living room, and laundry ideal for extended family. Situated on a 7,920 sq.ft. lot with 66' frontage, it boasts a fully fenced yard, 400 sq.ft. wraparound deck, ample parking, and RV space. Close to Sungod Rec Centre, trails, transit, Gray Elem & Sands Secondary. Easy access to major routes.



**Erica Tucker**

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For full listing details, please scan:

