

5471 52 Ave, Delta, BC V4K 2C6



FEATURED PROPERTY  
**DELTA, BC**



Jerry



Amit



THE  
**RATTANS**  
Family Real Estate Team

**604.614.5588**

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www.TheRattans.com



SUTTON - PREMIER REALTY

5471 52 Ave  
Delta, BC V4K 2C6



Property Showcase

SCALE: 0 2 5 10 FT

THE  
**RATTANS**  
Family Real Estate Team  
**Sutton**  
SUTTON - Premier Realty

Captured and Presented by  
**RealtyShot**

Project No: #1681 Date: 05/29/2025  
This floor plan is provided without warranty of any kind. The contractor disclaims any warranty including, without limitation, satisfactory quality and accuracy of dimensions. Floor plan is for visual marketing purposes and is not guaranteed.  
The enclosed information while deemed to be accurate, is not guaranteed. Measurements are not intended to solicit or induce a purchase of a realty agency agreement.



Area: 3,170  
Squarefeet  
Bedroom(s): 6  
Bathroom(s): 5

● LIVING AREA 3,170 SQ. FT.  
● EXTRA AREA 386 SQ. FT.  
Upper Floor 1,442 SQ. FT.  
Main Floor 1,728 SQ. FT.  
Garage 386 SQ. FT.

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Area:

**3,170**  
Squarefeet



Bedrooms:

**6**

Bathrooms:

**5**

Parkings:

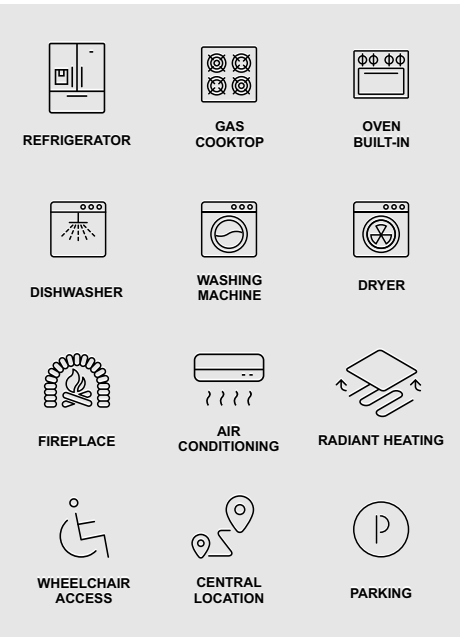
**6**

**5471 52 AVE**  
**DELTA, BC V4K 2C6**

Property Type ..... Single Family  
Building Type ..... House  
Square Footage ..... 3,170 sqft  
Land Size ..... 6966.19 sqft  
Built in ..... 2024  
Taxes ..... \$6,199.60  
Parking Type ..... Garage (2)

**DESCRIPTION:**

Welcome to your next home in family-friendly Hawthorne! Save the GST on this almost-new, 6 bdr & 4.5 bth 2024-built home which includes a legal 1-bd above-ground side suite. Taking the kiddos to school will be a breeze since you'll be just a hop, skip & jump away from Hawthorne Elementary & the attached sports fields & tennis courts. With an almost 3200 sqft home on an almost 7000 sqft lot, you will have "so much room for activities!" Main floor offers a living/dining, large kitchen & family room, convenient wok kitchen, plus a bed & full bath (perfect for elderly parents!) + the rental suite. Upper floor boasts 4 spacious beds (2 of them primary/master), 3 baths plus laundry. With a large lot like this, your kids & dogs can run around without having to go to the park!



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