

WELCOME TO  
**68 Delena Avenue N**



**WOOLCOTT**  
REAL ESTATE



## Made For Everyday Living

Looking for your first home or hoping to downsize without the compromises of condo living? This charming home could be the perfect fit. With one-plus-one-bedrooms and two full bathrooms, it offers a thoughtful layout and comfortable living spaces throughout.

A welcoming covered front porch provides the ideal spot to relax and enjoy warm evenings, while the concrete driveway offers convenient parking for two vehicles.

The open-concept main floor is bright and inviting, highlighted by a stylish barn board feature wall in the living room that adds warmth and character.





844 Sq. Ft.



\$2,988 / 2025



1+1



2





## Bright & Airy

The kitchen flows seamlessly into a spacious dining area that can easily accommodate family gatherings and dinner parties.

The main level also features a renovated four-piece bathroom.





## Upper Level Privacy

The hardwood staircase leads to a large primary bedroom upstairs, complete with an impressive walk-in closet that provides plenty of storage.





## Versatile Lower Level

The lower level adds even more versatility with a separate entrance, a generous family room and a second bedroom that is perfect for guests or a private teen retreat, complete with its own full bathroom.





## Space To Unwind

At the back of the home, a charming sunroom off the dining area opens to the backyard, where you'll find a concrete patio and a large garden shed for additional storage.

Ideally located within walking distance to schools, parks and the Red Hill Valley Trail, this home also offers quick access to Highway 8, the Red Hill Parkway and a wide range of shopping and everyday amenities.



## Room Measurements

### MAIN LEVEL

Living Room	21'1" X 13'6"
Dining Room	16'6" X 11'5"
Kitchen	10'1" X 7'11"
Bonus Room	4'10" X 11'5"
Bathroom	4 Piece

### UPPER LEVEL

Primary Bed	13'6" X 13'1"
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### LOWER LEVEL

Rec Room	21'1" X 13'6"
Bedroom	16'2" X 9'5"
Bathroom	3 Piece
Storage	13'7" X 4'2"
Laundry	6'10" X 8'1"





**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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289 860 2223  
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