

## \$375,000 - 5140 52 Avenue, Tofield

MLS® #E4428090

**\$375,000**

4 Bedroom, 4.00 Bathroom, 1,287 sqft  
Single Family on 0.00 Acres

Tofield, Tofield, AB

Exceptional home just under 1300 square feet with 2 kitchens and separate entrances. You will also love the triple car heated garage (split into a double bay and a single bay) and RV parking for all your toys on this corner lot. 9 foot ceilings and laminate flooring welcome you in. The main floor has open concept design for kitchen, dining, living area anchored with a corner gas fireplace. Gourmet kitchen has a large corner pantry, plus island with eating bar seating. The dining area leads to your west facing balcony. Large master bedroom comes with a shower ensuite. There is separate laundry on each level, 2 furnaces and a separate entrance to downstairs. Fully developed with a 2nd kitchen, 2 bedrooms including one with ensuite. The 4th bedroom has a cheater door access to main bathroom, laminate floors and lots of storage space. Great Location in a quiet community with an easy commute to Sherwood Park (40 minutes) or Edmonton (40 mins to Henday freeway)

Built in 2012

### Essential Information

MLS® #	E4428090
Price	\$375,000
Bedrooms	4
Bathrooms	4.00



Full Baths	4
Square Footage	1,287
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5140 52 Avenue
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft.
Parking Spaces	6
Parking	Heated, Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
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Days on Market	7
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Zoning	Zone 80
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Listing information last updated on April 4th, 2025 at 3:47pm MDT