

## \$199,900 - 4346 54 Avenue, Tofield

MLS® #E4439066

**\$199,900**

4 Bedroom, 2.00 Bathroom, 1,041 sqft

Single Family on 0.00 Acres

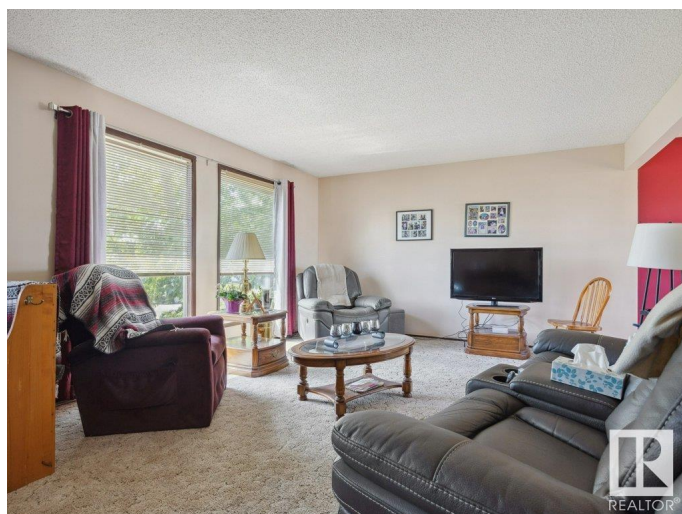
Tofield, Tofield, AB

1041 sqft bungalow with oversized double detached garage in the Community of Tofield! This 3 bedroom, 2 bathroom home has several desirable features, spacious fenced backyard with removable gate for RV parking, deck, and new 2019 shingles! Basement is partially finished with family room, 3pce bathroom and bedroom. Good location, comfortably within walking distance to schools, hospital, playgrounds, soccer fields, fairgrounds, arena, and bike paths! Tofield offers a 30 minute commute to Sherwood Park, 35 minutes to SE Edmonton, with the sun at your back both ways if you're working a 9-5! Welcome home! Opportunity for first time buyers or investment property.

Built in 1981

### Essential Information

MLS® #	E4439066
Price	\$199,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1981
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4346 54 Avenue
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### Amenities

Amenities	Deck
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	16
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on June 14th, 2025 at 3:02pm MDT