

Courtesy Of Jessee J Malica-Hare Of Home-Time Realty

## \$339,000 - 4330 54 Ave, Tofield

MLS® #E4437669

**\$339,000**

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Tofield, Tofield, AB

Welcome to 4330 54 Ave in the community of Tofield! Classic bi-level layout with 4 bedrooms and 2 bathrooms, fully finished basement, and fenced backyard. Over \$40,000 in upgrades in the last year! These recent upgrades include substantial front and back yard landscaping, partial fencing with new fence gate, front step, weeping tile and sump components (\$25,000+), premium basement vinyl flooring, paint throughout, baseboards throughout, all basement trim, window tint, main floor bathroom tub surround & glass, basement bathroom renovation, new dishwasher, new lighting, new alarm system, new window coverings and more! Other upgrades include vinyl windows, air conditioning, deck, newer laminate flooring on main, and architectural shingles. Tofield features K-12 schooling, a health center, RCMP detachment, arena, curling rink, fair grounds, and all basic amenities besides. Convenient commutes to Camrose (30 minutes approx.), Sherwood Park and South Edmonton (40 minutes approx.). Welcome home!

Built in 1982

### Essential Information

MLS® # E4437669

Price \$339,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4330 54 Ave
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, Vinyl Windows, See Remarks
Parking	No Garage

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	CW Sears Elementary
Middle	Tofield School
High	Tofield School

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	30
Zoning	Zone 80

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