

## \$429,900 - 5704 45 Street, Tofield

MLS® #E4419884

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,523 sqft  
Single Family on 0.00 Acres

Tofield, Tofield, AB

Too good to be true?! This 1568 sq/ft Bilevel is sure to please even the most meticulous Buyer! A spacious entry leads to a bright & sunny main level that boasts a gorgeous living room, w/ bay window, & feature woodburning fireplace. The kitchen offers extensive oak cabinetry & showcases a corner pantry, black appliance & a central island all adjacent a sprawling dining room w/ access to covered deck. Additionally, youâ€™ll find 2 bedrooms & 2 baths including the spacious Master w/ walkin closet & 3pc ensuite â€“ complete w/ makeup counter. If that isnâ€™t enough, thereâ€™s a main level laundry room w/ sink! Heading to the lower level youâ€™ll find a massive rec room w/ 2nd fireplace along with a separate family room, den, another 3pc bath & 2 more oversized bedrooms. Additional features include an oversized garage, w/ a huge driveway, a private backyard and new shingles! Located w/in steps of the school and all amenities - this is what dreams are made of!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4419884  |
| Price    | \$429,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5704 45 Street |
| Area        | Tofield        |
| Subdivision | Tofield        |
| City        | Tofield        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 4J0        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck  |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, Insulated, Over Sized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 40                 |
| Zoning         | Zone 80            |

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Listing information last updated on March 12th, 2025 at 6:17pm MDT