

## \$375,000 - 5705 45 Street, Tofield

MLS® #E4438940

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

Tofield, Tofield, AB

Beautiful 1,556 Sq Ft Bi-Level in Prime Tofield Location! This spacious and well-designed bi-level home features a welcoming foyer that leads to a bright and open main floor. The upper level offers 3 generously sized bedrooms and 2 full bathrooms, including a private primary retreat located a few steps up, complete with a walk-in closet and 4-piece ensuite. Enjoy the open-concept kitchen, living, and dining area, perfect for entertaining or family gatherings. The private backyard is great for enjoying the warm weather. The home also includes a double attached garage for added convenience. The basement is framed and ready for your finishing touches â€” featuring potential for 2 additional bedrooms, a bathroom, a rec room, storage space, and a laundry area. Located just steps away from C.W. Sears Elementary School, Tofield Health Centre, and Tofield Community Church, this home offers both comfort and convenience in a great neighbourhood.

Built in 2006

### Essential Information

MLS® #	E4438940
Price	\$375,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,556
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5705 45 Street
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 28th, 2025

Days on Market 43

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 July 10th, 2025 at 6:47am MDT