

## \$499,900 - 5703 45 Street, Tofield

MLS® #E4436807

**\$499,900**

4 Bedroom, 3.50 Bathroom, 2,510 sqft

Single Family on 0.00 Acres

Tofield, Tofield, AB

Welcome to this beautifully designed 2,500 sq ft modern home in Tofield—just 30 minutes from Edmonton! Perfect for families, it features 4 spacious upstairs bedrooms, including two primary suites with private ensuites, plus a full bath for the additional bedrooms. The main floor offers an open-concept layout with a massive kitchen, dining area, den, half bath, and main floor laundry. Enjoy the cozy gas fireplace in the bright living room, and take advantage of the side entrance, ideal for future basement development or suite potential. A triple attached garage provides plenty of parking and storage. Located in a growing, family-friendly community, this home blends luxury, comfort, and convenience.

Built in 2017

### Essential Information

MLS® #	E4436807
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,510
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5703 45 Street
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T4V 4Y2

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	55

## Zoning

## Zone 80

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