



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4319 54 Avenue**  
**Tofield, Alberta**

**MLS # A2323629**



**\$398,000**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tofield                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | Bungalow                                                              |               |                   |
| <b>Size:</b>     | 1,470 sq.ft.                                                          | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 6                                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad                       |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level |               |                   |

|                    |                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                             | <b>Zoning:</b>    | R1a |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** TV Mount in the Main Floor Living Room, (3) bedroom sets in the basement, basement fridge and deep freeze, security cameras (2), retractable awning on back deck, flag pole, shed, back yard fountain, exterior Christmas lights

Updated and ready for the whole family! Located on Tofield's East end close to green space and recreation, this spacious SIX bedroom bungalow has been pridefully maintained and tastefully refreshed inside and out. From the street you'll appreciate the curb appeal; landscaping, lighting, new garage door, freshly painted fence, security cameras, composite front porch and new shingles('24). The double attached garage also has a new gas heater, epoxy floors and built in storage! Stepping inside, you're welcomed by fresh, neutral paint throughout the home, big bright vinyl windows with custom blinds and a flowing, functional floorplan with main floor laundry. The bright kitchen overlooks the back yard and leads to the two-tiered deck where the retractable awning makes enjoying the outdoors in any weather a treat! Three bedrooms including the spacious primary with WIC and ensuite, an additional 4 piece bath and plenty of storage round out this level. The fully finished basement has three more bedrooms, another full bath, large rec room and even more storage! Tofield is full service and offers a relaxed lifestyle bustling with community spirit, unique shops, renowned eateries and small town charm - less than an hour drive from Edmonton, here's a beautiful place to call home!