## \$165,000 - 307 5204 52 Avenue, Tofield

MLS® #E4434879

## \$165,000

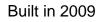
2 Bedroom, 2.00 Bathroom, 998 sqft Condo / Townhouse on 0.00 Acres

Tofield, Tofield, AB

GREAT PRICE with LOW CONDO FEES! NEWER BUILDING Built in 2009! Welcome to Best View Manor in Tofield. Only 30 minutes east of Edmonton. This Building is very well managed and run (Low Condo Fees), and the fees include your Heat, Water, Waste and all exterior Maintenance. This TOP FLOOR unit has Air Conditioning, Two Bedrooms, 2 full Bathrooms, private Balcony, Fireplace, In-Suite- Laundry, Storage and lots of room to spread out. Perfect for Investors, First Time buyers or People looking to downsize. The entire unit was just painted and is ready for the new owner. Come see for yourself!







## **Essential Information**

MLS® #	E4434879
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.00
Year Built	2009
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active	
Community Information		
Address Area Subdivision City County Province Postal Code	307 5204 52 Avenue Tofield Tofield ALBERTA AB T7X 4R5	
Amenities		
Amenities Parking	Deck, Parking-Visitor Stall	
Interior		
Interior Features Appliances	ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer	
Heating # of Stories Stories Has Basement Basement	Hot Water, Natural Gas 3 1 Yes None, No Basement	
Exterior		
Exterior Exterior Features Roof Construction Foundation	Wood, Vinyl Flat Site, Landscaped, Shopping Nearby Asphalt Shingles Wood, Vinyl Concrete Perimeter	
Additional Information		
Date Listed Days on Market	May 6th, 2025 6	

Zoning Zone 80 Condo Fee \$361

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 May 12th, 2025 at 3:47am MDT