

## \$350,000 - 5008 56 Ave, Tofield

MLS® #E4461390

### \$350,000

10 Bedroom, 4.00 Bathroom, 2,026 sqft

Single Family on 0.00 Acres

Tofield, Tofield, AB

Exciting Opportunity here In Tofield. FULL Duplex ONE Title, 2,025 sqft above grade combined. One side 990 sqft the other 1,035 sq.ft full basement's too! Each side has 5 bedrooms and two two full bathrooms. Live on one side comfortably, rent the other. Lots of room to build suitable for both garage! Currently has storage shed and a Workshop with power. Lots of Parking. R-50 insulation upgrade for attic, Hot water tanks 5 yrs, shingles 8 yrs old.

Built in 1974

### Essential Information

MLS® #	E4461390
Price	\$350,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	2,026
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information



Address	5008 56 Ave
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### **Amenities**

Amenities	Parking-Extra, Workshop
Parking	No Garage, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 8th, 2025
Days on Market	3
Zoning	Zone 80

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