

\$72,500 - #16 5407 52a St., Tofield

MLS® #E4402500

\$72,500

2 Bedroom, 1.50 Bathroom, 960 sqft
Land Lease Community on 0.00 Acres

Tofield, Tofield, AB

2 bedroom affordable mobile home for sale in the community of Tofield! This 1976 Norfab Homes unit has had an extensive overhaul with several important upgrades including new furnace, hot water tank, all new water lines, new heat trace on waterline, new paint and trim throughout interior, new vinyl siding and skirting including wrap and upgraded insulation where needed, new flashing and fascia, complete new roof coating, new trim plates and gable vent, added eaves troughs and downspouts, new furnace vent ("chimney"), new dryer vent, resealing of windows and doors including new capping, and a re-leveling. Electrical inspection has been completed in the last month (since July 2024). Yard features a fenced area and a near full-length deck with brand new paint. Tofield offers easy commutes to southeast Edmonton and Sherwood Park (35-40 mins approx.), and Camrose (35 minutes approx.). Welcome home!

Built in 1976

Essential Information

MLS® #	E4402500
Price	\$72,500
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	960
Acres	0.00
Year Built	1976
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	#16 5407 52a St.
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

Amenities

Parking	Front Drive Access
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Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Prefab
Construction	Prefab
Foundation	Block

School Information

Elementary	CW Sears Elementary
Middle	Tofield School
High	Tofield School

Additional Information

Date Listed	August 15th, 2024
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Days on Market 248

Zoning Zone 80

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