

## \$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!

Built in 2009

### Essential Information

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



Status	Active
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### Community Information

Address	307 5204 52 Avenue
Area	Tofield
Subdivision	Tofield
City	Tofield
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### Amenities

Amenities	Deck, Parking-Visitor
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	Zone 80
Condo Fee	\$361

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