



**Tofield-80-Tofield**  
5140 52 Avenue

**\$ 89,900**  
MLS #: E3229890

|               |                 |             |                |
|---------------|-----------------|-------------|----------------|
| Status:       | <b>Active</b>   | Type:       | Vacant Lot     |
| Rms Abv Gd:   | 0               | Style:      | Not Applicable |
| Bedrms:       | Above: 0/Ttl: 0 | Year Built: |                |
| Full Baths:   |                 | Basement:   | None           |
| Half Baths:   |                 | Bsmnt Dev:  | No Basement    |
| Tot Flr SqFt: |                 | Total Sq M: |                |

New Construction: N

50' x 140' corner lot 2 blocks from main street in the growing Town of Tofield. Would accomodate your styish new home. Tofield is 30 minutes east of Edmonton/Sherwood Park on Highway 14. Offers 2 schools, daycare, hospital, rec. facilities, golf course & more! Welcome Home.

Directions: Highway 14 East to Tofield

Virtual Tour:

Brochure: <http://www.home-time.net>

|              | <u>1Pc</u> | <u>2Pc</u>     | <u>3Pc</u> | <u>4Pc</u> | <u>5Pc</u> | <u>6Pc</u> | Poss:60 days Negotiable         | <u>Level</u> | <u>Mtr2</u> | <u>SqFt</u> |
|--------------|------------|----------------|------------|------------|------------|------------|---------------------------------|--------------|-------------|-------------|
| Full Baths:  | 0          | 0              | 0          | 0          | 0          | 0          |                                 | Main:        |             |             |
| Enst Baths:  |            | 0              | 0          | 0          | 0          | 0          |                                 | Uppr:        |             |             |
| Addl Rms:    |            | Finish Levels: |            |            |            |            | Garage Dim:                     | AbGd:        |             |             |
| Fin Fpl/Rgh: |            | Fplc Fuel:     |            |            |            |            | Elem Schl: C. W. Sears K-4      | Lowr:        |             |             |
| Fireplace:   |            |                |            |            |            |            | Middle Schl: Tofield School 5-8 | BIGd:        |             |             |
| Parking:     |            |                |            |            |            |            | High Schl: Tofield School 9-12  | Total:       |             |             |

|              |              |
|--------------|--------------|
| Living Room: | Master Bdrm: |
| Dining Room: | Bedrm 2:     |
| Kitchen:     | Bedrm 3:     |
| Family Room: | Bedrm 4:     |
| Den:         |              |

|                      |             |
|----------------------|-------------|
| Flooring:            | Foundation: |
| Construct:           | Heat Type:  |
| Roof:                | Heat Fuel:  |
| Exterior:            | Remodel:    |
| Site Influen: Corner | Features:   |

|                  |                 |
|------------------|-----------------|
| Goods Incl: None | Amenities:      |
|                  | Restrict: N-KNW |
|                  | Goods Excl:     |

Warranty: None  
Front Exposure: S

|                           |                 |        |      |
|---------------------------|-----------------|--------|------|
| Prop Class: Single Family | Condo/HOA:      | Condo: | HOA: |
| Condo Name:               | Condo/HOA Incl: |        |      |

Prk Encl/TTL:  
Prk Plan Dsc:

|                         |                        |
|-------------------------|------------------------|
| Total Lot M2: 640.0     | Lot Dimen:             |
| Frontage: 15.0          | Lot Shape: Rectangular |
| Depth: 43.0             | Zoning: R-1            |
| Conform: None Available | Front Expos: S         |
|                         | Cnform Yr:             |

|                      |               |
|----------------------|---------------|
| Mortgage: \$0        | Cash Down:    |
| Payments:            | Due:          |
| Rate:                | Lender:       |
| Taxes: \$ 645 - 2010 | Local Improve |