

\$340,000 - 32 Spruce Meadow Lane, Bon Accord

MLS® #E4426747

\$340,000

3 Bedroom, 1.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Welcome to Bon Accord, where small-town charm meets modern comfort! This bright & welcoming bi-level is the perfect place to put down roots, whether you're a first-time buyer, a growing family, or simply looking for a peaceful escape from the city. Step inside to find a spacious open floor plan with vinyl plank flooring, large vinyl windows, & plenty of storage—including a pantry to keep your kitchen organized. The central island is perfect for morning coffee, meal prep, or gathering with friends. Down the hall, you'll find three well-sized bedrooms & a 4-piece main bath, making the layout both functional & family-friendly. Need more space? The partially finished basement is ready for your vision, complete with large windows, a cozy wood feature wall, & electrical rough-ins for a future bathroom. The spacious, fenced yard creates the perfect backdrop for summer BBQs. Located in a friendly, tight-knit community, you'll love the slower pace while being just 20 minutes to north Edmonton.

Built in 2004

Essential Information

MLS® # E4426747

Price \$340,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 990 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 32 Spruce Meadow Lane |
| Area | Bon Accord |
| Subdivision | Bon Accord |
| City | Bon Accord |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 0A9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 21st, 2025

Days on Market 44

Zoning Zone 61

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