

\$339,900 - 12 Spruce Meadow Lane, Bon Accord

MLS® #E4434117

\$339,900

4 Bedroom, 3.00 Bathroom, 1,126 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

Affordable and move-in ready, this spacious family home in Bon Accord offers an abundance of living space in a quiet, friendly community close to schools, parks, and CFB Edmonton. The main floor features an open concept living, dining, and kitchen area with large windows, hardwood and tile floors, abundant cabinetry, a walk-in pantry, moveable island, and patio doors to a generous deck. The primary bedroom includes a 3-piece ensuite, plus there are two additional bedrooms and a main bath. Downstairs, enjoy a huge family room with oversized windows, a fourth bedroom, a renovated bathroom with walk-in shower, and flexible space. Newer Shingles. Don't miss this opportunity!

Built in 2006

Essential Information

MLS® #	E4434117
Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,126
Acres	0.00
Year Built	2006
Type	Single Family



Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	12 Spruce Meadow Lane
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Deck, Detectors Smoke
Parking	Rear Drive Access, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bon Accord Community
Middle	Lilian Schick
High	Sturgeon Composite High

Additional Information

Date Listed	May 2nd, 2025
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Days on Market 1

Zoning Zone 61

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Listing information last updated on May 3rd, 2025 at 9:02pm MDT