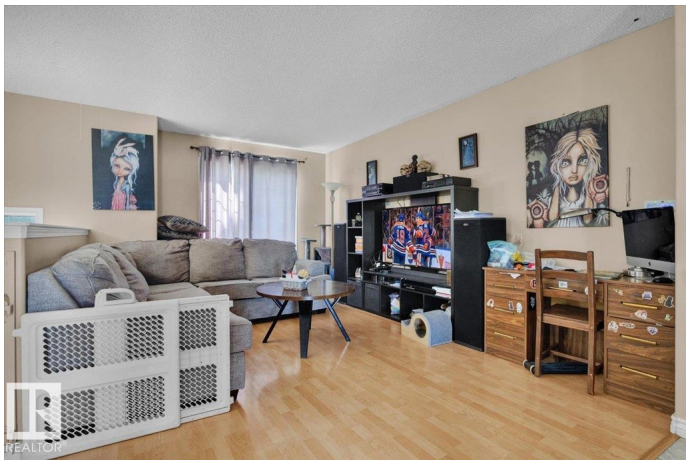
Courtesy Of Lisa A Weishar Of RE/MAX Edge Realty

$344,000 - 7 Spruce Meadow Lane, Bon Accord

MLS® #E4448878

$344,000
4 Bedroom, 1.00 Bathroom, 1,003 sqft
Single Family on 0.00 Acres



Bon Accord, Bon Accord, AB

Great Beginnings Start Here! Welcome to 7 Spruce Meadow Ln in the Town of Bon Accord. Charming Bi-Level with 1,003sq ft, 26 x 24 Double Detached Insulated Garage with alley access. Open concept design with a spacious living room, kitchen offers good cabinet space & moveable island, dining area with garden doors to the raised back deck. 3 generous sized bedrooms on the main level & an updated 4pc bathroom. Downstairs features a family room, 4th bedroom, 2nd family room & laundry/utility. Plus a convenient storage room & roughed in plumbing for a 2nd bathroom that is already framed. Shingles on the house 2021, Furnace 2021 & Hot Water Tank 2019. Enjoy the West facing back yard, fire pit area, back deck with storage underneath & fenced in yard. Located close to the community centre, schools/parks, shopping & restaurants. Appreciate small town living with Edmonton & St. Albert only 30mins away.

Built in 2001

Essential Information

MLS® #	E4448878
Price	$344,000
Bedrooms	4
Bathrooms	1.00

Full Baths	1
Square Footage	1,003
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	7 Spruce Meadow Lane
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

Amenities

Amenities	Deck, Fire Pit, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Middle	Bon Accord Community
High	Lilian Schick School

Additional Information

Date Listed	July 21st, 2025
Days on Market	106
Zoning	Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 4th, 2025 at 2:02am MST