

\$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

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|------------|-------------------------|
| Elementary | Bon Accord Community |
| Middle | Lilian Schick |
| High | Sturgeon Composite High |

Additional Information

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|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

Days on Market 8

Zoning Zone 61

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