

## \$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 40

Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:47am MDT