

\$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 30

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 20th, 2025 at 12:02pm MDT