

## \$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
-------------	---------------

Days on Market 10

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 May 12th, 2025 at 3:02pm MDT