

## **\$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

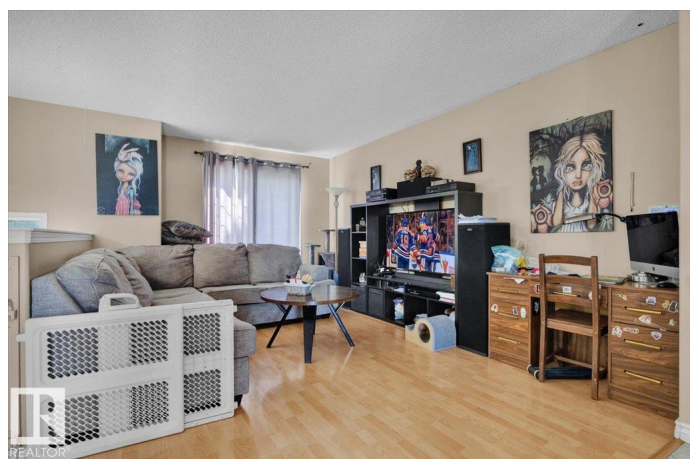
Bon Accord, Bon Accord, AB

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 | 102             |
| Zoning         | Zone 61         |

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Listing information last updated on October 31st, 2025 at 8:32am MDT