

## **\$525,000 - 5307 Bon Acres Crescent, Bon Accord**

MLS® #E4437473

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

PRISTINE, Executive, 2-Storey home that shows like NEW, boasting TRIPLE ATTACHED GARAGE, epoxy floor, and OVERSIZED RV BAY DOOR. This gorgeous home is situated on the sought-after, wide, quiet, family-oriented crescent of Bon Acres. The grand entrance welcomes you to this light, bright, modern palette, high-end home that exudes pride-in-ownership. Desirable OPEN-CONCEPT as the Main Living, Kitchen & Dining open to each other. Centre island/eat up bar w/sink & quartz countertops for an excellent working space+storage. High-end kitchen appliances. Electric fireplace adds a relaxed ambiance to this special space. The upper level presents a generous Primary Bedroom w/ walkin closet & 5pc jacuzzi Ensuite. 2 additional large Bedrooms, 4pc Main Bath & cozy Bonus Room. Finished Basement offers 9ft ceilings, excellent lighting, good size Rec Room, the 4th Bedroom, & 2pc Bath. Custom Bali Window Coverings thruout the home. Step outside & enjoy private deck area & beautiful, big yard. N.Edmonton only 20 minutes

Built in 2019

### **Essential Information**

MLS® # E4437473

Price \$525,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,913
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5307 Bon Acres Crescent
Area	Bon Accord
Subdivision	Bon Accord
City	Bon Accord
County	ALBERTA
Province	AB
Postal Code	T0A 0K0

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking	Heated, Insulated, RV Parking, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Bon Accord
Middle	Gibbons School
High	Sturgeon Composite

### Additional Information

Date Listed	May 20th, 2025
Days on Market	27
Zoning	Zone 61

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