

## **\$569,900 - 5309 Bon Acres Crescent, Bon Accord**

MLS® #E4462398

**\$569,900**

3 Bedroom, 2.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Bon Accord, Bon Accord, AB

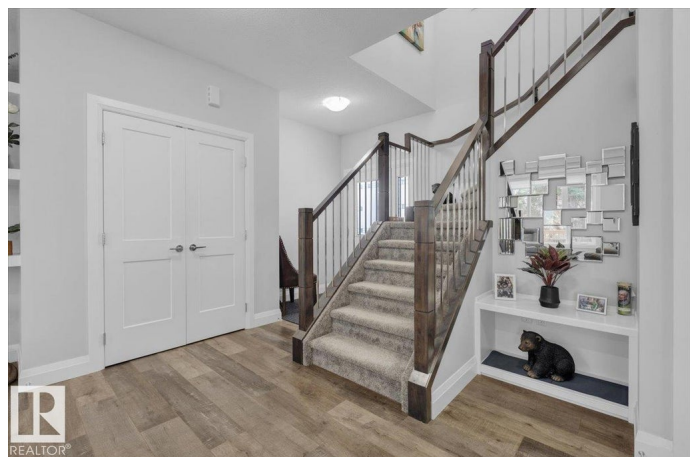
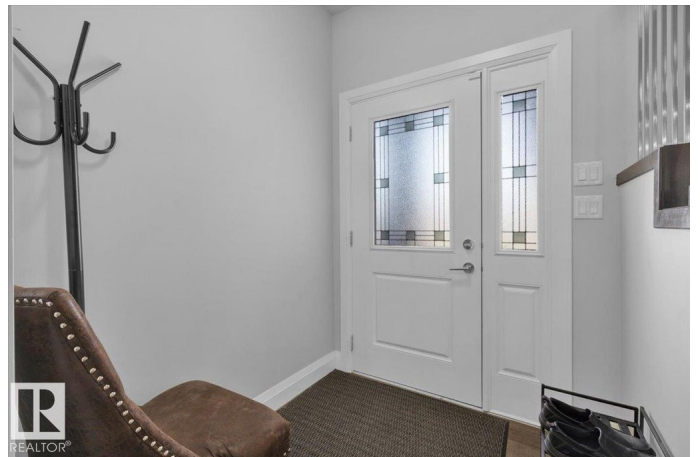
All This Can Be Yours! Stunning 2 Storey Home with an Amazing Triple Attached Heated Garage & Oversized RV Bay Door. Welcome to 5309 Bon Acres Cr in the Town of Bon Accord. Open concept layout with impressive high ceilings, modern design, large windows allow lots of natural light into the living room, gourmet kitchen with a huge centre island/eat up bar, stainless steel appliances, quartz counter tops & a dining area. Garden door to the private back deck. Plus main floor laundry & 2pc bathroom. The upper level offers a Bonus Room with vaulted ceilings, 3 bedrooms, primary bedroom with a W/I closet & 5pc jacuzzi ensuite. Unfinished basement has 9ft ceilings, roughed in plumbing, it awaits your personal touch. Central AC. The back yard is fenced, immaculate landscaping done throughout, great space for entertaining. No shortage of parking with the large front driveway. Located in a quiet cul-de-sac & within walking distance to downtown & schools. Only 30mins to Edmonton. Pride of Ownership Shines Throughout!

Built in 2019

### **Essential Information**

MLS® # E4462398

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,010                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5309 Bon Acres Crescent |
| Area        | Bon Accord              |
| Subdivision | Bon Accord              |
| City        | Bon Accord              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 0K0                 |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home |
| Parking   | Front Drive Access, Heated, Insulated, Over Sized, Quad or More Attached                              |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Distiller, Water Softener, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 61            |

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Listing information last updated on October 20th, 2025 at 10:47am MDT