



GRASSROOTS
REALTY GROUP

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85 Willow Drive
Rural Vermilion River, County of, Alberta

MLS # A2260800



\$695,000

Division:	Willow Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,752 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	4.27 Acres		
Lot Feat:	Gazebo, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Rectangular		

Heating:	Central, Forced Air, Natural Gas	Water:	Drinking Water, Private
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-50-1-W4
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding	Zoning:	CR-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Data		
Inclusions:	n/a		

For more information, please click the "More Information" button. Willow Creek Acreage offers peaceful living with city convenience at 85 Willow Drive in the County of Vermilion River, nestled in the sought-after Willow Creek subdivision just 1.5 km from Lloydminster city limits. Set on 4.3 beautiful acres in a quiet, well-kept neighbourhood, this meticulously maintained 1,752 sq ft bungalow (built in 2004) has been thoughtfully updated and sits within the Lloydminster School Division with school bus service. You'll appreciate the paved road right to the driveway (yes, SkipTheDishes delivers) and the easy, low-traffic access to all city amenities. Inside, the main floor features three spacious bedrooms plus a dedicated office, along with three bathrooms: a 4-piece ensuite, a 3-piece main bath, and a convenient 2-piece off the garage and entryway. Main-floor laundry is set just off the kitchen for everyday ease. The high-end kitchen showcases new custom cabinetry and granite countertops, opening to a beautiful great room with cathedral ceilings and an abundance of natural light. Updated bathroom vanities and fixtures add a fresh, modern touch, while air conditioning keeps the home comfortable year-round. Step outside to a large two-tier rear deck with gazebo—perfect for entertaining—plus a firepit area and a tidy storage compound. The fully developed basement expands your living space with a massive rec room, an ideal bonus nook for exercise equipment, one large storage room (plus under-stairs storage), and two additional bedrooms, including an oversized bedroom of 600+ sq ft with a huge walk-in closet and direct access to a 3-piece bathroom. New vinyl plank flooring runs through the rec room and bedroom for durability and style. An attached, heated triple garage (24' x 38') provides ample parking and workspace, and there's a handy shed

as well. With great neighbours and a quiet setting, this property delivers the perfect blend of acreage lifestyle and city proximity—move-in ready, offering space, privacy, and practicality. It's a wonderful place to raise a family and just minutes from town for those busy nights when you need to zip in and out.