



GRASSROOTS
REALTY GROUP

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85 Willow Drive
Rural Vermilion River, County of, Alberta

MLS # A2262449



\$694,900

Division:	Willow Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,844 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage		
Lot Size:	4.20 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-50-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to your dream acreage in Willow Creek Estates, minutes north of Lloydminster. Situated on 4.2 beautifully landscaped acres, this well-maintained bungalow offers over 1,800 sq. ft. of main floor living space, vaulted ceilings, and large windows that flood the home with natural light. Enjoy a spacious kitchen featuring granite countertops and convenient main floor laundry. The living room offers direct access to the yard and deck, perfect for entertaining. A 2-piece guest bath, a dedicated home office/den, and a generous primary bedroom with a 5-piece en-suite and his-and-hers closets complete the main level. The fully finished basement features a large family room, two additional bedrooms, one with a grand walk-in closet and direct access to a 3-piece bath, providing extra space for guests or family. Outside, you'll love the mature trees, shrubs, and manicured yard, complete with a firepit area, natural gas BBQ line and shed. The triple-attached heated garage is a huge bonus year-round, along with central A/C. This one checks all the boxes for rural living with modern comfort. 3D Virtual Tour Available!