

# **\$694,900 - 85 Willow Drive, Rural Vermilion River, County of**

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MLS® #A2262449

**\$694,900**

5 Bedroom, 4.00 Bathroom, 1,844 sqft  
Residential on 4.20 Acres

Willow Creek Estates (NW), Rural Vermilion River, County of, Alberta

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!

Built in 2004

## **Essential Information**



MLS® #	A2262449
Price	\$694,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	4.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	85 Willow Drive
Subdivision	Willow Creek Estates (NW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 0Y4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Heated Garage, Insulated, Triple Garage Attached, Gravel Driveway, RV Access/Parking
# of Garages	3

### Interior

Interior Features	Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 8th, 2025
Days on Market	1
Zoning	2

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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