

\$564,900 - 22 Willow Drive, Rural Vermilion River, County of

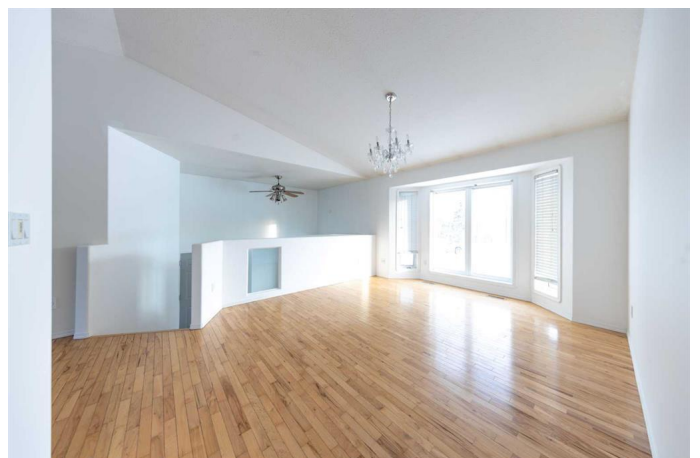
MLS® #A2182143

\$564,900

5 Bedroom, 4.00 Bathroom, 1,304 sqft
Residential on 2.82 Acres

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

Looking for acreage living just outside of the city? This fantastic acreage is located in Willowcreek Estates just 7 mins from Lloydminster. Sitting on 2.82 acres this 1300sqft bi level may be exactly what you're looking for in a home. Built in 2003 this home boasts 2 bedrooms on the main, large living room, eat in kitchen with corner pantry, all appliances included and main floor laundry. Master bedroom features large walk in closet and full 4 piece ensuite. The second bedroom is also a good size with another large closet. Find a large family/games room in the basement with a wood burning stove to take the chill off on those cold winter nights, 3 great sized bedrooms, full 4 piece bathroom and loads of storage. The piece de resistance may be the 23x44 sqft triple heated garage! Partially fenced for horses. This home is also equipped with central AC. Seller has no knowledge if the hot tub works. Add this acreage to your list! Seller is offering a \$5000 flooring allowance on closing.



Built in 2003

Essential Information

MLS® #	A2182143
Price	\$564,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,304
Acres	2.82
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	22 Willow Drive
Subdivision	Willow Creek Estates (NW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Central Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, See Remarks, Gazebo, Many Trees

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	December 2nd, 2024
Days on Market	98
Zoning	ACR

Listing Details

Listing Office	eXp Realty (Lloyd)
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