

\$499,900 - 69 Willow Drive, Rural Vermilion River, County of

MLS® #A2205465

\$499,900

2 Bedroom, 2.00 Bathroom, 1,432 sqft
Residential on 2.67 Acres

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

Enjoy the best of country living just minutes from the city! This beautifully updated home sits on 2.67 acres, just a half mile north of Lloydminster, with public school bussing available right to your driveway.

The main floor features 2 bedrooms plus a den/office, 2 full baths, and a stylish open layout with hardwood, tile, and carpet throughout. The renovated kitchen includes quartz countertops and neutral tones that create a bright and welcoming space. South-facing windows bring in loads of natural light all day long.

Outside, you'll find a fully fenced backyard that's perfect for the dogs, a spacious front yard ideal for kids or outdoor fun, and mature trees that offer great privacy. The double attached garage adds convenience, and the well water is clean and drinkable.

Whether you're looking for more space, privacy, or that peaceful acreage lifestyle this one checks all the boxes.

Built in 2003

Essential Information

MLS® # A2205465



Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	2.67
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	69 Willow Drive
Subdivision	Willow Creek Estates (NW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V3A6

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Wood

Additional Information

Date Listed March 27th, 2025

Days on Market 9

Zoning ACR

Listing Details

Listing Office eXp Realty (Lloyd)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.