

# \$184,900 - 5306 Willow Drive S, Boyle

MLS® #A2237226

**\$184,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.17 Acres

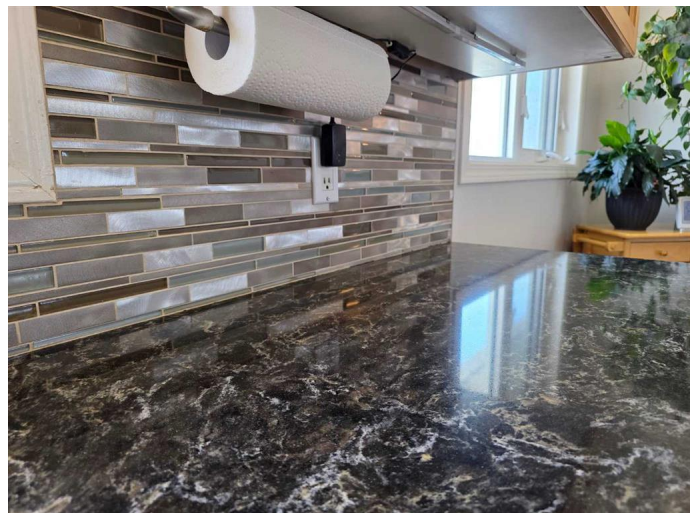
Boyle, Boyle, Alberta

Welcome to 5306 Willow South â€” Where Comfort Meets Convenience! This charming 2-bedroom, 2-bathroom bungalow is bursting with upgrades and perfect for those looking to downsize without sacrificing style or space. From the moment you step inside, youâ€™ll feel right at home in the bright living room, beautifully updated kitchen with granite countertops and upgraded cabinets, and the ultra-practical main floor laundry. Downstairs, enjoy a cozy family room, a versatile flex room for hobbies or guests, and a second full bathroomâ€”plus direct access to the single attached garage for added ease.

The exterior is just as impressive, with two spacious composite decks (one covered for year-round enjoyment), a fully landscaped and fenced yard, and two separate drivewaysâ€”ideal for RVs or extra parking. With a long list of major updates including a metal roof, Leaf Filter gutter guards, new furnace and hot water tank (2025), Central Air conditioner, newer windows, roller shades, and more, this home is truly turnkey and built for easy living.

Whether you're retiring, simplifying, or just want to enjoy life more and maintain less, this property delivers. Donâ€™t miss your chance to own this incredibly well-kept and low-maintenance beauty! Book your private showing before itâ€™s gone!

Built in 1981



## Essential Information

MLS® #	A2237226
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5306 Willow Drive S
Subdivision	Boyle
City	Boyle
County	Athabasca County
Province	Alberta
Postal Code	T0A0M0

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached, Asphalt, Multiple Driveways
# of Garages	1

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cleared, Interior Lot, Landscaped

Roof	Metal
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	19
Zoning	RES

**Listing Details**

Listing Office	RE/MAX Connect
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