

\$719,900 - 85 Willow Drive, Rural Vermilion River, County of

MLS® #A2260800

\$719,900

5 Bedroom, 4.00 Bathroom, 1,752 sqft
Residential on 4.27 Acres

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

For more information, please click the "More Information" button.

Willow Creek Acreage offers peaceful living with city convenience at 85 Willow Drive in the County of Vermilion River, nestled in the sought-after Willow Creek subdivision just 1.5 km from Lloydminster city limits. Set on 4.3 beautiful acres in a quiet, well-kept neighbourhood, this meticulously maintained 1,752 sq ft bungalow (built in 2004) has been thoughtfully updated and sits within the Lloydminster School Division with school bus service. You'll appreciate the paved road right to the driveway (yes, SkipTheDishes delivers) and the easy, low-traffic access to all city amenities. Inside, the main floor features three spacious bedrooms plus a dedicated office, along with three bathrooms: a 4-piece ensuite, a 3-piece main bath, and a convenient 2-piece off the garage and entryway. Main-floor laundry is set just off the kitchen for everyday ease. The high-end kitchen showcases new custom cabinetry and granite countertops, opening to a beautiful great room with cathedral ceilings and an abundance of natural light. Updated bathroom vanities and fixtures add a fresh, modern touch, while air conditioning keeps the home comfortable year-round. Step outside to a large two-tier rear deck with gazebo—perfect for entertaining—plus a firepit area and a tidy



storage compound. The fully developed basement expands your living space with a massive rec room, an ideal bonus nook for exercise equipment, one large storage room (plus under-stairs storage), and two additional bedrooms, including an oversized bedroom of 600+ sq ft with a huge walk-in closet and direct access to a 3-piece bathroom. New vinyl plank flooring runs through the rec room and bedroom for durability and style. An attached, heated triple garage (24' x 38') provides ample parking and workspace, and there's a handy shed as well. With great neighbours and a quiet setting, this property delivers the perfect blend of acreage lifestyle and city proximity—move-in ready, offering space, privacy, and practicality. It's a wonderful place to raise a family and just minutes from town for those busy nights when you need to zip in and out.

Built in 2004

Essential Information

MLS® #	A2260800
Price	\$719,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,752
Acres	4.27
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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

Parking Spaces	10
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Data
Appliances	Built-In Range, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water Heater, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings, ENERGY STAR Qualified Appliances, Satellite TV Dish, Water Conditioner
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Treed, Gazebo, Gentle Sloping, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	3
Zoning	CR-S

Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.