



## 22 Willow Dr Drive Rural Vermilion River County AB

\$600,000

Wonderful premium acreage Alberta living this GEM is located in the sought after subdivision Willow Creek Estates with over 2.82 ACRES this beautiful 1,256sq. bi-level has 5 Bedrooms + 3 Baths so much living space with this floor plan. Large deck with a beautiful gazebo facing acres of land and mature trees. The main floor has an open concept layout with large windows beaming with natural light. 3 good sized bedrooms on the main floor including 2 baths master bedroom has a lovely ensuite with huge closet/storage space all throughout the home. Few steps downstairs you will find 2 bedrooms plus one 3 pce bath. Original wood burning fireplace gives this acreage the cozy final touches. TRIPLE attached heated garage / Fire pit / Fenced for horses / Brand NEW sump pump / Maintained well / ONLY 2KM from city limits Lloydminster bussing and school zone division so the kids can get to and from school!!!! This rare private all year round acreage is a must see!!!

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

mrchoufi75@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net