

## \$359,000 - 177 Willow Drive, Breton

MLS® #E4437318

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,974 sqft

Single Family on 0.00 Acres

Breton, Breton, AB

For more information, please click on "View Listing on Realtor Website". Perfect house for the growing family, quality and pride of ownership throughout this 1909 sq ft, 3 level split, with room to develop, on full basement. Double front doors welcome you into the foyer of this well-kept home. 3bdrms w/bonus office space, breakfast nook and family room w/wood burning fp. 1/2 bath beside main floor laundry room, full 4pc with recently installed Bathfitter tub (includes lifetime warranty) and a 1/2 bath ensuite included in the spacious master bedroom with large walk-in closet. House and detached double car garage have new 25-yr shingles done in 2024. New hot water tank in 2024 and new windows throughout top floor March 2025. The beautifully landscaped yard backing onto ravine with deck and concrete patio are in private backyard. Sizable driveway with plenty of room for RV parking. This gem is 30 minutes east of Drayton Valley, 55 minutes from EIA, and close to lakes and rec areas.

Built in 1980

### Essential Information

MLS® # E4437318

Price \$359,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,974                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 177 Willow Drive |
| Area        | Breton           |
| Subdivision | Breton           |
| City        | Breton           |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0C 0P0          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Front Porch, Parking-Visitor, Patio, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 6   |
| Parking        | 2 Outdoor Stalls, Double Garage Detached, Front Drive Access, Insulated, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Concrete, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Ravine View, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Concrete, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |               |
|------------|---------------|
| Elementary | 5 minute walk |
| High       | 10 minute     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 51             |
| Zoning         | Zone 90        |

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Listing information last updated on July 9th, 2025 at 3:17pm MDT