

## \$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	29
Zoning	Zone 90

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Listing information last updated on June 17th, 2025 at 12:47am MDT