\$374,900 - 118 93/95 Highway, Out of Province_Alberta

MLS® #A2208320

\$374,900

2 Bedroom, 2.00 Bathroom, 536 sqft Residential on 0.12 Acres

NONE, Out of Province_Alberta, British Columbia

Tucked away in a peaceful forest setting within a coveted gated community along Dutch Creek, this beautifully landscaped 5,250 sq. ft. lot offers the perfect blend of nature, privacy, and comfort. Included is a nearly new 2-bedroom Pacific Park Model home, designed for year-round enjoyment with all the modern touches. Step outside onto the stunning 12x44 composite deckâ€"complete with railings and a gateâ€"where you can soak up breathtaking mountain views and unwind in total tranquility. Hosting friends or family? The separate guest house with a half bath offers extra space and comfort for visitors. A paved driveway fits 3 vehicles, and there's a handy storage shed for all your outdoor gear. Enjoy the ease of TITLED ownership and a low cost of living, with annual operating fees of just \$1,102.50 (including GST)â€"covering property taxes, water, sewer, garbage, road maintenance, and more. Whether you're looking for a full-time home, a weekend getaway, or a smart investment in mountain living, this property delivers incredible value, scenic beauty, and the peace of a close-knit, well-managed community.





Built in 2021

Essential Information

| MLS® # | A2208320 |
|--------|-----------|
| Price | \$374,900 |

| Bedrooms | 2 |
|----------------|--------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 536 |
| Acres | 0.12 |
| Year Built | 2021 |
| Туре | Residential |
| Sub-Type | Recreational |
| Style | Park Model |
| Status | Active |

Community Information

| Address | 118 93/95 Highway |
|-------------|-------------------------|
| Subdivision | NONE |
| City | Out of Province_Alberta |
| County | Out Of Board |
| Province | British Columbia |
| Postal Code | V0B 2L1 |
| | |

Amenities

| Amenities | Park, Playground |
|----------------|----------------------|
| Parking Spaces | 3 |
| Parking | Asphalt, Parking Pad |

Interior

| Interior Features | High Ceilings |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Propane |
| Cooling | Other |

Exterior

| Exterior Features | Barbecue, Fire Pit, Private Yard, Storage |
|-------------------|---------------------------------------------------------------|
| Lot Description | Landscaped, Many Trees, No Neighbours Behind, Views, Flag Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block |

Additional Information

| Date Listed | April 3rd, 2025 |
|----------------|-----------------|
| Days on Market | 13 |
| Zoning | RES-1 |
| HOA Fees | 1103 |
| HOA Fees Freq. | ANN |
| | |

Listing Details

Listing Office

eXp Realty



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