\$359,900 - 118 93/95 Highway, Out of Province_Alberta

MLS® #A2208320

\$359,900

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 \$359,900 Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 536

Acres 0.12

Year Built 2021

Type 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, Refrigerator, Window Coverings, Wall/Window Air

Conditioner, Gas Range, Microwave Hood Fan, Washer/Dryer Stacked

Heating Forced Air, Propane

Cooling Other

Exterior

Exterior Features Private Yard, Storage, Barbecue, Fire Pit

Lot Description Landscaped, Many Trees, No Neighbours Behind, Flag Lot, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

Additional Information

Date Listed April 3rd, 2025

Days on Market 211

Zoning RES-1

HOA Fees 1103

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty



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