

\$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

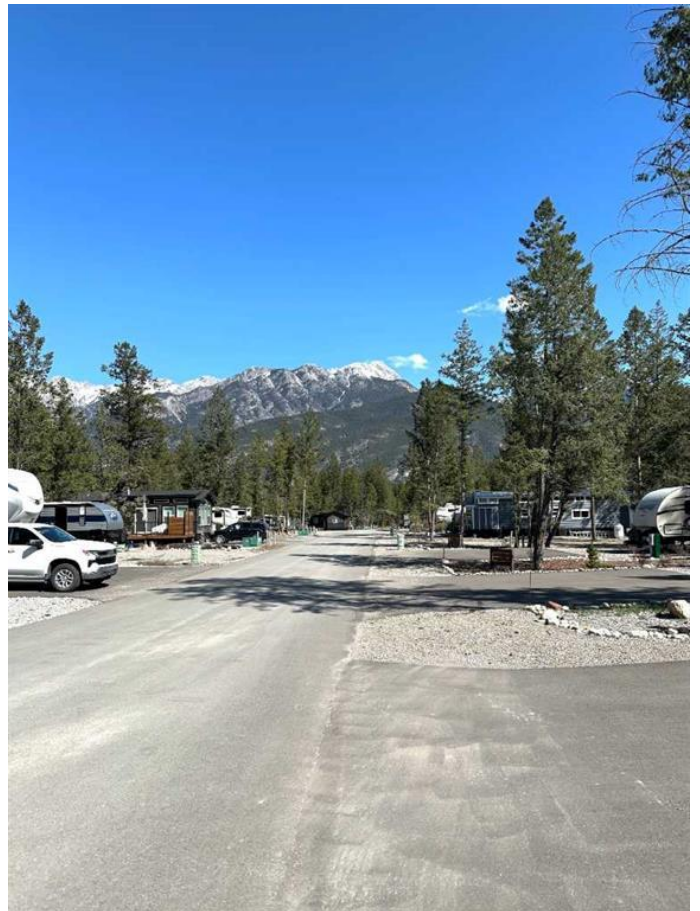
Tucked away in a peaceful forest setting within a coveted gated community along Dutch Creek, this beautifully landscaped 5,250 sq. ft. lot offers the perfect blend of nature, privacy, and comfort. Included is a nearly new 2-bedroom Pacific Park Model home, designed for year-round enjoyment with all the modern touches. Step outside onto the stunning 12x44 composite deck—complete with railings and a gate—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)—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
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, 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 2
Zoning RES-1
HOA Fees 1103
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty



Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.