# \$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 214

Zoning RES-1

HOA Fees 1103

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty



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