

\$369,900 - 118 93/95 Highway, Out of Province_Alberta

MLS® #A2208320

\$369,900

2 Bedroom, 2.00 Bathroom, 536 sqft

Residential on 0.12 Acres

NONE, Out of Province_Alberta, British Columbia

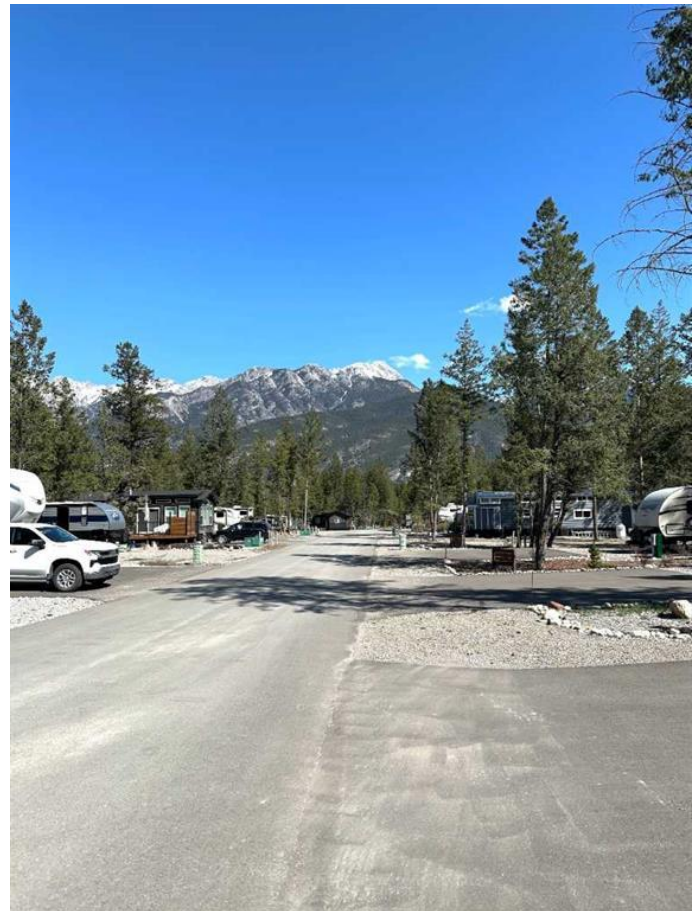
Tucked away in a peaceful forest setting within a coveted gated community along Dutch Creek, this beautifully landscaped 5,250 sq. ft. lot offers the perfect blend of nature, privacy, and comfort. Included is a nearly new 2-bedroom Pacific Park Model home, designed for year-round enjoyment with all the 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 \$369,900



| | |
|----------------|--------------|
| 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, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings, Gas Range |
| Heating | Forced Air, Propane |
| Cooling | Other |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 142 |
| Zoning | RES-1 |
| HOA Fees | 1103 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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