

# **\$374,900 - 118 93/95 Highway, Out of Province\_Alberta**

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MLS® #A2208320

**\$374,900**

2 Bedroom, 2.00 Bathroom, 536 sqft

Residential on 0.12 Acres

NONE, Out of Province\_Alberta, British Columbia

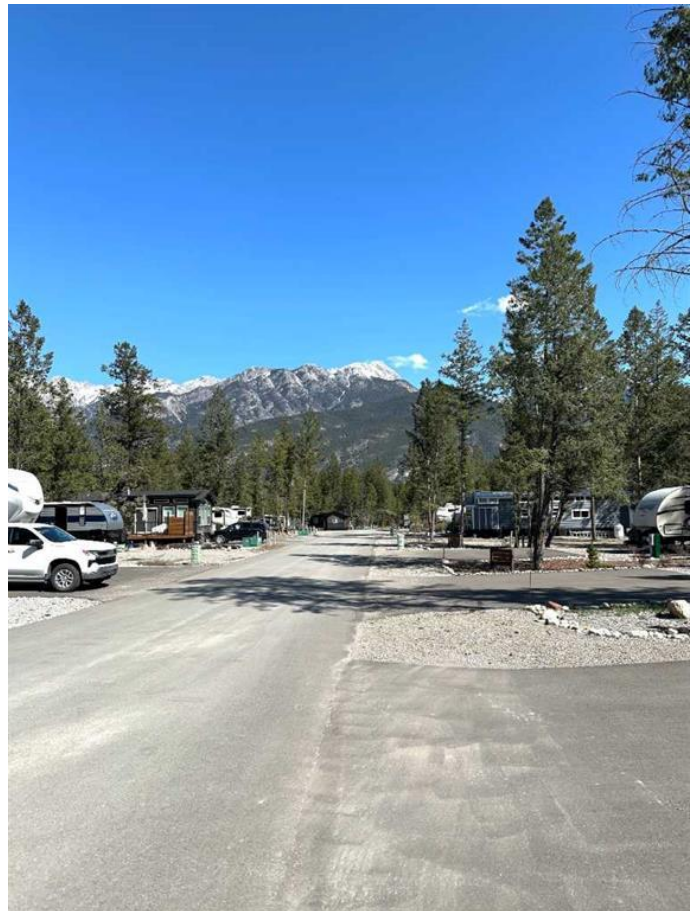
Tucked away in a peaceful forest setting within a coveted gated community along Dutch Creek, this beautifully landscaped 5,250 sq. ft. lot offers the perfect blend of nature, privacy, and comfort. Included is a nearly new 2-bedroom Pacific Park Model home, designed for year-round enjoyment with all the 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   | Flag Lot, Landscaped, Many Trees, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Block                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 80              |
| Zoning         | RES-1           |
| HOA Fees       | 1103            |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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



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