

# **\$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	108
Zoning	RES-1
HOA Fees	1103
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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