$425,000 - 26 Mount Vista Drive, Hill Spring

MLS® #A2203752

$425,000
3 Bedroom, 2.00 Bathroom, 1,602 sqft
Residential on 0.10 Acres

NONE, Hill Spring, Alberta

Cozy, warm, inviting, relaxing are all words to describe this beautiful cabin nestled in the neighbourhood of Mountain Vista Estates just outside of Hill Spring. The log exterior, the wood v joint interior, the vaulted ceiling, the wood burning stove, the open kitchen, dining and living room, the back deck and sitting area right on the pond, the 3 season shed with a 2 piece bathroom are all features that make this home a one of a kind. It is currently being used for personal use and an AirBNB rental. Located close to Waterton and the mountains it is regularly booked from April to October. The quiet peaceful outdoors are ideal for watching sunrise and sunsets, and enjoying the ducks, geese and other wildlife. The exterior was repainted 3 years ago, and, the stove and water tank were recently replaced. The annual fee is not necessarily an HOA fee but a neighbourhood fee that is calculated yearly dependent on costs that include such things as "snow removal, grass cutting of common spaces, road maintenance, electrical bills for water pump systems, irrigations water, garbage disposal, capital projects, etc." The neighbourhood is part of a water coop for drinking water but also has seasonal irrigation water for the yards and outdoor use. There is natural gas in the area but this home uses propane tanks that are filled a couple times a year depending on usage. It also has a holding tank for sewer which is cleaned out about every 3 months depending on usage as well. The man made pond is great for kayaking

or canoes and there is also a fire pit and horse shoe pits for community use. The furnishings in the home are negotiable. If you are looking for a new residence, a get away home, or an investment property this might be the one for you. Come check it out!

Built in 2016

Essential Information

MLS® #	A2203752
Price	$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,602
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

Community Information

Address	26 Mount Vista Drive
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Available, Garbage Collection, Propane
Parking Spaces	3
Parking	Driveway, Parking Pad, Unpaved
Waterfront	Lake, Lake Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Oven, Electric Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Rain Gutters
Lot Description	Lake, Landscaped, Seasonal Water
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	March 20th, 2025
Days on Market	135
Zoning	Rural Recreation
HOA Fees	727
HOA Fees Freq.	ANN

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE

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