# \$475,000 - 187 51551 Rge Rd 212a Road, Rural Strathcona County

MLS® #E4428645

### \$475,000

3 Bedroom, 2.00 Bathroom, 1,083 sqft Rural on 0.31 Acres

Collingwood Cove, Rural Strathcona County, AB

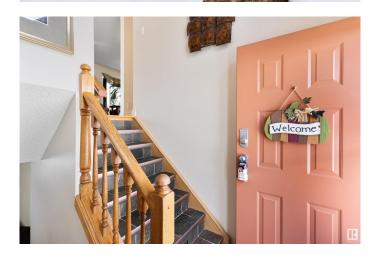
Welcome to this stunning walkout bungalow in the peaceful community of Collingwood Cove, just 25 minutes east of Sherwood Park. This beautifully maintained 3-bedroom, 2-bathroom home offers breathtaking views of South Cooking Lake and picturesque country landscapes, visible from the main living area and the screened-in SW-facing deckâ€"the perfect spot to enjoy sunsets. The primary bedroom is conveniently located on the main floor, while the walkout basement provides additional living space with 2 more bedrooms. Sitting on a spacious lot, the backyard features two sheds (one with electricity) & a detached heated garage 21'3"x19'1" with rec room 21'3"x11'1" features a dry-bar & heated floor. The property is equipped with municipal sewer & a large cistern for water delivery. Recent updates: Triple-pane windows (2021) Shingles (2012) Furnace & hot water tank (2012) This home is a rare find, offering the perfect balance of peaceful country living while still being part of a friendly and welcoming community.

Built in 1995

#### **Essential Information**







MLS® # E4428645 Price \$475,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,083
Acres 0.31
Year Built 1995
Type Rural

Sub-Type Detached Single Family

Style Hillside Bungalow

Status Active

# **Community Information**

Address 187 51551 Rge Rd 212a Road

Area Rural Strathcona County

Subdivision Collingwood Cove

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8G 1B2

#### **Amenities**

Features Deck, No Smoking Home, Walkout Basement

Parking Spaces 6

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes
Stories 2
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Cul-De-Sac, Fenced, Lake View, Landscaped, Private

Setting, Treed Lot

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 46

Zoning Zone 83

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Listing information last updated on May 16th, 2025 at 11:02pm MDT