

Courtesy Of Sabrina Humphrey and Don McKay Of Royal LePage Prestige Realty

# **\$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 deck—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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