

# **\$460,000 - 187 51551 Rge Rd 212a Road, Rural Strathcona County**

MLS® #E4428645

**\$460,000**

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	\$460,000
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                131

Zoning                            Zone 83

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