

# **\$339,900 - 35 51551 Rge Road 212a, Rural Strathcona County**

MLS® #E4426674

**\$339,900**

2 Bedroom, 1.00 Bathroom, 960 sqft

Rural on 0.36 Acres

Collingwood Cove, Rural Strathcona County, AB

Welcome to this charming cabin, just a short drive from the city. Nestled in a well-established subdivision, it sits on one of the few double lots available. As you enter the treed property, you'll appreciate the convenience of the wrap-around driveway along with the inviting front and back decks. This home boasts a bright and welcoming floor plan, perfect for family gatherings. It includes an eat-in kitchen and a spacious L-shaped living room that can also serve as an additional dining area. Down the hallway, you'll find a 4-piece bathroom and two generous bedrooms. Out back, there's a double detached garage alongside an attached shed for extra storage. On the opposite side of the expansive lot, you'll discover a bonus 16'x20' cabin equipped with power and gas, making it suitable for year-round use. Whether you need a bunkhouse, studio, or additional storage, this space is a fantastic bonus. With a wrap-around deck, you can relax and soak in the tranquility of nature.

Built in 1962

## **Essential Information**

MLS® #

E4426674



Price	\$339,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.36
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	35 51551 Rge Road 212a
Area	Rural Strathcona County
Subdivision	Collingwood Cove
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1B2

### Amenities

Features	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas
Parking Spaces	4

### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None

### Exterior

Exterior	Concrete
Exterior Features	Back Lane, Lake Access Property, Landscaped, Playground Nearby
Lot Description	120' x 129.82'
Construction	Concrete
Foundation	Piling

### Additional Information

Date Listed March 12th, 2025

Days on Market 38

Zoning Zone 83

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