

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

MLS® #A2201329

**\$339,900**

2 Bedroom, 1.00 Bathroom, 960 sqft  
Residential on 0.36 Acres

Collingwood Cove, Rural Strathcona County,  
Alberta

Welcome to this charming home, 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, with a bounce 220v plug for your RV. 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.

Conveniently located at the end of the alley, it's just a short stroll to the lake. The community also features a skating rink, playground, and cookhouse for your enjoyment. Whether you're seeking a weekend



getaway or a home away from the hustle and bustle of the city, this cabin is ready for you to move in and enjoy the summer!

Built in 1962

### **Essential Information**

MLS® #	A2201329
Price	\$339,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.36
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	35, 51551 Range Road 212a
Subdivision	Collingwood Cove
City	Rural Strathcona County
County	Strathcona County
Province	Alberta
Postal Code	T8G 1B2

### **Amenities**

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None, Playground
Lot Description	Back Lane, Back Yard, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Perimeter Wall, Piling(s)

## Additional Information

Date Listed	March 12th, 2025
Days on Market	42
Zoning	R1A

## Listing Details

Listing Office	Royal LePage Rose Country Realty
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