

# **\$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	40
Zoning	R1A

## Listing Details

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.