




**Rural Strathcona County**    **M: 4    R: 21    T: 51    S: 34**    **Q: NE    LP: \$149,900**  
**76 51551 RGE RD 212 A**    **SP:**    **ACTIVE** 

**Postal Code:** T8G 1B2    **List ID #:** E4279240  
**Nearest Town:** Sherwood Park    **Type:** Detached Single Family  
**Bedrooms:** 3    **Year Built:** 1960  
**Baths:** Full: 1    Half: 0    **Zoning:**  
**Tot Area (SF):** 1,386.94    **Condo/HOA:** /  
**Legal Desc:** Plan: 63MC    **Block:** 2    **Lot:** 19

Huge opportunity here in this charming bungalow in the hamlet of Collingwood Cove, minutes from Sherwood Park and steps from Cooking Lake. Open concept living area with hardwood floors in the main living area that looks into your galley kitchen. Kitchen window overlooks your backyard pond and your extremely private yard with mature landscaping and fruit trees. Primary bedroom with a sitting area, walk-in closet and gas fireplace. Two other good size bedrooms. Drilled well and newer pressure tank and municipal sewer, new HWT. Quick possession can be available so you can enjoy this summer at the lake. Home does need significant cosmetic work, but there is massive potential to gain some sweat equity and bring this home back to its former glory!

**Directions:**

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:
<b>Baths:</b>	0	0	0	1	0	0	<b>Living Rm:</b> 7.11 x 3.47	M	<b>ML:</b>			<b>ACCul:</b>
<b>Ensuite:</b>		0	0	0	0	0	<b>Dining Rm:</b>		<b>UL:</b>			<b>ACFnc:</b>
<b>Bds AbGd:</b>	3						<b>Kitchen:</b> 3.87 x 1.99	M	<b>AG:</b>			<b>ACFree:</b>
<b>Rms AbGd:</b>	5						<b>Family Rm:</b>		<b>LL:</b>			<b>ACIrr:</b>
<b>Addl Rms:</b>	0						<b>Den:</b>		<b>BG:</b>			<b>ACLsh:</b>
<b>FPL Y/N:</b>							<b>Mst bdrm:</b> 5.16 x 3.69	M	<b>TAG:</b>	128.85	1,386.94	<b>ACPst:</b>
<b>FPL Fuel:</b>							<b>Bedrm 2:</b> 3.51 x 3.19	M				<b>ACWtr:</b>
<b>Garage:</b>	No						<b>Bedrm 3:</b> 2.72 x 2.19	M				
							<b>Bedrm 4:</b>					
							<b>Bonus Rm:</b>					

<b>Style:</b>	Bungalow	<b>Other Rms:</b>	Other Room 1
<b>Flooring:</b>	Hardwood, Linoleum		Other Room 2
<b>Construction:</b>	Wood Frame		Other Room 3
<b>Roof :</b>	Asphalt Shingles		Other Room 4
<b>Remodeled:</b>			Other Room 5
<b>Exterior:</b>	Vinyl		Other Room 6
<b>Out Bldg:</b>		<b>Foundation:</b>	Concrete
<b>Heating Type:</b>	Forced Air-1	<b>Basement:</b>	None
<b>Heating Fuel:</b>	Natural Gas	<b>Bsmt Dev:</b>	No Basement
<b>Parking:</b>	Front Drive Access	<b>Equip Incl:</b>	
		<b>IrrigEquip:</b>	
<b>Attach Goods Excl:</b>	Washer, dryer & stand up freezer are excluded	<b>Heat Paid For:</b>	Paid For
		<b>Power Pd For:</b>	Paid For
<b>Goods Incl:</b>	Refrigerator, Stove-Electric	<b>Water Supply:</b>	Drilled Well
		<b>Swr/Septic:</b>	Municipal/Community
<b>Site Infl:</b>	Fruit Trees/Shrubs, Lake View, Treed Lot, See Remarks	<b>Prk Plan Typ:</b>	
		<b>Prk Plan Desc:</b>	
		<b>Prk Pln Unit:</b>	
		<b>Encl Prk:</b>	
		<b>Features:</b>	Handyman Special, See Remarks

**Frontage (M):**    **Lot Dimen:**  
**Depth (M):**    **Lot Shape:**  
**Road Access:** Paved    **Land Use:**  
**Conform Rpt:**    **Yr:**    **Front Exp:**

**Tax Amount:** \$1,206.56    **Tax Year:** 2021  
**Virtual Tour:** <https://vimeo.com/682929562>  
**Brochure:** <http://www.76-collingwoodcove.com/>