



## Rural Strathcona County Alberta

\$449,900

Enjoy nature's backyard in the welcoming community of Collingwood Cove, just 15 minutes from Sherwood Park! This beautifully maintained 1,044 sq ft 4-bdrm (3+1) bi-level sits on a spacious 1/5 acre lot backing onto reserve land, offering privacy, wildlife views, and a peaceful setting the whole family will love. Bright and inviting, the main floor features hardwood flooring throughout the living room and bedrooms, along with a functional kitchen and dining area complete with patio doors leading to the back deck -- perfect for summer BBQs and relaxing evenings outdoors. The f/fin bsmt offers a massive rec room with a roughed-in fireplace, large 4th bdrm, laundry, and a 3 pc bathrm, giving plenty of space for family living or entertaining. Outside, the huge backyard provides endless room for kids to play & double detached garage is also in excellent condition. Collingwood Cove is known for its great country living & family atmosphere with renovated playground, b-ball courts and lighted skating rink. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.acreages.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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