

\$249,900 - 3 22106 South Cooking Lake Road, Rural Strathcona County

MLS® #E4430727

\$249,900

1 Bedroom, 1.00 Bathroom, 900 sqft

Rural on 0.17 Acres

South Cooking Lake, Rural Strathcona County, AB

Discover the potential of this charming former church building located in the heart of South Cooking Lake. Currently zoned Country Residential, this property offers a unique blend of residential and commercial appeal, making it an excellent investment for a variety of future uses. The building features approximately 900 square feet per floor, offering a total of 1,800 sq. ft. of usable space. While it was previously operated as a church, Strathcona County has expressed a preference for future commercial uses, opening the door to exciting possibilities such as a wellness studio, café, or boutique retail space. Residential conversion is also an option, subject to County approval. With the right permissions, you could create a charming residence or combine residential and commercial functions—such as an Airbnb, a live-work space, or a self-contained basement suite. But keep in mind. You cannot get a residential mortgage without it being converted into a residential layout city sewer at property line

Built in 1975

Essential Information

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Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	0.17
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 22106 South Cooking Lake Road
Area	Rural Strathcona County
Subdivision	South Cooking Lake
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 1J1

Amenities

Features	No Animal Home
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Level Land
Construction	Wood
Foundation	Block

Additional Information

Date Listed	April 14th, 2025
Days on Market	8

Zoning

Zone 83

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