\$249,900 - 7a & 7b Pembina Road, Rainbow Lake

MLS® #A2208647

\$249,900

3 Bedroom, 2.00 Bathroom, 1,150 sqft Residential on 2.13 Acres

NONE, Rainbow Lake, Alberta

THE INVESTMENT YOU HAVE BEEN LOOKING FOR, JUST BECAME AVAILABLE!! 3 Bdms, 2 full baths in EACH side just for starters. Now lets talk about this in more detail. The Great Room design of this home, offers the full benefits of being able to spend time with your family and friends with out that irritating wall, blocking your sight of them. The kitchen island not only adds additional prep space but offers a great eat up breakfast bar, allowing you to have additional guests for dinner. The large picture window overlooks the quiet street allowing sunshine to fill the main floor. 2 bedrooms & FULL BATH complete the main floor. The lower level features a very large, fantastic family room, where you are sure to enjoy many hours of family fun or just relaxing, watching a move. A full bath, bedroom & laundry area complete the lower level. A short walk to shopping & schools, makes this a perfect family home. At the end of the day, you have the luxury of going for a relaxing walk through nature as there is nothing but nature behind you or,,,, you can relax in the fenced yard with your family and friends. FOR YOUR PEACE OF MIND? SHINGLES WERE REPLACED LAST YEAR. SOME NEW FLOORING WAS JUST BEEN INSTALLED AND RECENTLY REPAINTED. IT'S TRUILY A MAGNIFICENT PROPERTY, IN AMAZING CONDITION. If you're a first time home owner, why not let someone else pay your mortgage? You live in one side and rent the other.





Essential Information

MLS® # A2208647 Price \$249,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,150 Acres 2.13

Year Built 2000

Type Residential

Sub-Type Duplex

Style Bi-Level, Side by Side

Status Active

Community Information

Address 7a & 7b Pembina Road

Subdivision NONE

City Rainbow Lake

County Mackenzie County

Province Alberta
Postal Code T0H2N0

Amenities

Parking Spaces 4

Parking Parking Pad

Interior

Interior Features Breakfast Bar, Kitchen Island

Appliances Dishwasher, Electric Stove, Washer/Dryer, Range

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, No Neighbours Behind, Backs on to Park/Green Space

Asphalt Shingle Roof

Vinyl Siding Construction

Foundation **Poured Concrete**

Additional Information

April 3rd, 2025 **Date Listed**

198 Days on Market

Zoning Residential

Listing Office



