

\$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 movie. 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 TRULY 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.



Built in 2000

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	Side by Side, Bi-Level
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, Range, Washer/Dryer
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	76
Zoning	Residential

Listing Details

Listing Office	Century 21 Prime Realty (2002) Ltd.
----------------	-------------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.