# \$249,900 - 7a/7b Pembina, Rainbow Lake

MLS® #A2191174

# \$249,900

0 Bedroom, 0.00 Bathroom, 1,150 sqft Multi-Family on 0.00 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® # A2191174 Price \$249,900

Bathrooms 0.00
Square Footage 1,150
Acres 0.00
Year Built 2000

Type Multi-Family

Sub-Type Duplex

Style Bi-Level, Side by Side

Status Active

# **Community Information**

Address 7a/7b Pembina

Subdivision NONE

City Rainbow Lake

County Mackenzie County

Province Alberta
Postal Code T0H 2N0

#### **Amenities**

Parking Spaces 4

Parking Pad, Gravel Driveway

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows,

Breakfast Bar, No Animal Home, Sump Pump(s)

Appliances Electric Range, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

#### **Exterior**

Exterior Features Rain Gutters

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 29th, 2025

Days on Market 263

Zoning Residential

**Listing Details** 

Listing Office Century 21 Prime Realty (2002)



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