

# **\$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 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® #	A2191174
Price	\$249,900
Bathrooms	0.00
Square Footage	1,150
Acres	0.00
Year Built	2000
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bi-Level
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	Gravel Driveway, Parking Pad

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows
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
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Days on Market	207
Zoning	Residential

### **Listing Details**

Listing Office	Century 21 Prime Realty (2002)
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