

\$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 | 80 |
| Zoning | Residential |

Listing Details

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



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