

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

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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	134
Zoning	Residential

**Listing Details**

Listing Office	Century 21 Prime Realty (2002) Ltd.
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