



**GRASSROOTS**  
REALTY GROUP

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## 16 Discovery Crescent Rainbow Lake, Alberta

**MLS # A2117766**



**\$49,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Few Trees, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** N/A

WOW !!! What a deal !!! Check out this Sun-Sational home located in the quaint community of Rainbow Lake ,ALberta ! You're sure to fall in love with this adorable 3 bed/1 bath Bungalow with a large landscaped fenced yard, perfectly located on a quiet side street ,just minutes from the local school. As soon as you step into the door you are greeted by the Living Room featuring a wall of windows filling the room with joyful sun-sational light. The heart of this delightful home is an open galley Kitchen with a eat-in Dining area . The well-planned Kitchen features a generous amount of cupboards and counter space .The Primary sports a good size closet while down the hallway hosts a lovely 4 pc bath and 2 more Bedrooms. The downstairs is waiting for your development and is home to the Laundry. You'll love the tranquility and day-long sunshine offered by the sizable backyard ,why not build a huge deck? It will be the perfect spot for a peaceful outdoor meal or your morning coffee while savoring the sun rise. Add to this the single garage to keep your car out of the element. This Property is sold "AS is Where Is" . Don't miss out on this great deal !!!