

# \$498,000 - 113 Herb Crescent, Marten Beach

MLS® #A2220661

**\$498,000**

2 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.25 Acres

N/A, Marten Beach, Alberta

Come see this incredible 2 story A-Frame home in the most beautiful spot, Marten Beach. A lakeside community along Slave Lake's sandiest beach and the most beautiful sunsets. This home was built with love and craftsmanship that reigns supreme in quality. Special touches like locally harvested timber used for the staircase and rails turning everyday into a feature. The primary bedroom and ensuite upstairs is spacious and serene with a Juliette balcony overlooking the fully fenced and meticulous fenced yard. Great features such as a 2 bedroom guest house with kitchenette, and a fully plumbed outdoor toilet & shower to compliment the guest house. Backing right onto Marten River, this home has never suffered any water damage. The beach is only a short walk by trail, but you have the option to travel the river onto the lake as well. Big double detached yard, lots of parking, pretty as could be, there's just so much here to impress that you may never want to leave. Available now, it can become your reality.

Built in 2005

## Essential Information

MLS® #	A2220661
Price	\$498,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,449
Acres	0.25
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	A-Frame
Status	Active

### Community Information

Address	113 Herb Crescent
Subdivision	N/A
City	Marten Beach
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2A0

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	River Access, Beach Access, Creek, Lake, River Front, Waterfront

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Few

	Trees, Gazebo
Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	22
Zoning	RUS

### **Listing Details**

Listing Office	CENTURY 21 NORTHERN REALTY
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