

# \$1,950,000 - 9 Upper Crescent, Marten Beach

MLS® #A2231966

**\$1,950,000**

4 Bedroom, 3.00 Bathroom, 3,632 sqft

Residential on 0.44 Acres

N/A, Marten Beach, Alberta

# 9 Upper Crescent. A rare find of a beachfront sanctuary. Peaceful country living with seasonal neighbors. A modern take on the classic log home, with a unique balance of Douglas Fir log to drywall and constructed by the finest craftsmen. Elevator ready solar approved, and fibre optic service. 4 bedrooms in total, 2 bedrooms and a full bath on the main. Gorgeous kitchen kitchencraft millwork, granite countertops, hybrid gas/electric stove, and full size side by side refrigerator and freezer. Castle like rock features throughout this stunning 3631 sq ft home. Enjoy a massive bank of windows overlooking a view that is so close and so reminiscent of a tropical vacation every day will seem like a holiday including a water view from the walk-out suite as well. Upstairs has a huge flex space overlooking the lake, and a primary bedroom has its own balcony, a 5 pce ensuite with soaker tub, and a massive walk thru closet. This house simply has too much to list, including all the furnishings ! Which are included. Just move in, it's all here. Want a separate spot for guests ? Or a rental ? There is a 1 bedroom suite on the first floor with full kitchen, bathroom, and walk out door to the beach ( back yard ). This space would make a very popular and profitable air b'n'b or private spot for your guests. Big 25x35 ft attached garage with 9 ft. doors, Haley garage cabinets & custom flooring. Attention to detail and design everywhere you look. Enjoy paradise, it's address is 9 Upper Cres. It's in Marten



Beach Alberta, only 2.5 hrs from Edmonton on the sandy shores of Lesser Slave Lake. High, dry, and at the pinnacle of vacation, or year round living. Nothing like it, come view, be in awe, and seize the opportunity ! A home, a cabin, a VRBO, B&B, ready to move in !

Built in 2010

### **Essential Information**

MLS® #	A2231966
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,632
Acres	0.44
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	9 Upper 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	Concrete Driveway, Double Garage Attached, Shared Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Lake, Lake Front, Waterfront, Beach Front, Lake Privileges, Navigable Water

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Barbecue
Lot Description	Front Yard, Lake, Rectangular Lot, Views, Waterfront, Beach, Native Plants
Roof	Metal
Construction	Stone, Log
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	5
Zoning	RUS

## Listing Details

Listing Office	CENTURY 21 NORTHERN REALTY
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