

# \$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     | Beach Access, Creek, Lake, River Access, River Front, Waterfront |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s), Vinyl Windows, Ceiling Fan(s), Natural Woodwork, Tankless Hot Water |
| 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 | Fire Pit, Private Yard, Balcony                                    |
| 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 | 123            |
| Zoning         | RUS            |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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