



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**113 Herb Crescent
Marten Beach, Alberta**

MLS # A2310421



\$479,790

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame		
Size:	1,449 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Propane	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RUS
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Natural Woodwork, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FURNISHINGS ARE NEGOTIABLE

Come see this incredible 2 stry 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.