



GRASSROOTS
REALTY GROUP

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**38 Pine Drive
Marten Beach, Alberta**

MLS # A2312295



\$320,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	494 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Few Trees, Lake, Low Maintenance Landscape, Native Plants, See Remarks		

Heating:	Electric, Radiant, See Remarks, Space Heater	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	HR
Foundation:	Block, Combination, Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: cabin can come with all furnishings except personal items

IF YOU ARE LOOKING FOR A LAKE PROPERTY, THIS IS THE ONE FOR YOU! Located in the hamlet of Marten Beach, on Lesser Slave Lake, just 25 minutes north of Slave Lake, is one of the best kept secrets in Alberta. AMAZING BEACH! This cabin has just a small environmental reserve between it and the lake, and is steps from a great walking trail that takes you minutes to get to the best sandy beaches you can imagine. The water is crystal clear, and very gradually gets deeper. Also I forgot to sayGREAT FISHING!! AMAZING BOATING! AND INCREDIBLE QUADING! This cozy A frame offers much more living space, than the RMS states, due to the fact that RMS counts space that is at least 5 ft tall. When you enter this great cabin you are greeted by a functional galley kitchen with full fridge, stove top, and microwave, and kitchen with running water. There are lots of cabinets, and plus you have tonnes of storage along both sides of the A frame. You have a small wash up room, that could fit a toilet, and the septic tank is in and waiting. The Living room is open with beautiful West Windows, where you get a great view of the lake, and the amazingly private deck. There are built in cabinets in the living room, and the bedroom as well. The loft offer extra sleeping area, and there is a fold out bed in the living room that the owners use for extra sleeping. This oasis in the trees features a very cute out door shower, with hot and cold water, easily accessible out house, and natural landscaping that gives you that peaceful rustic feel, with amazing comfort. You have 2 electric radiant space heaters, that are more than enough to heat this home, and the large fan in the vaulted ceiling keeps the home cool as well. The deck is the place to hang out, and has both shade and sun. There is huge closed in storage shed under the cabin as well. The roof was new in

2025, retaining wall on driveway in 2021. Call to view this gem today