



GRASSROOTS
REALTY GROUP

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106 Martin Avenue
Bittern Lake, Alberta

MLS # A2323627



\$539,000

Division:	Bittern Lake		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,465 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.97 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola

On lush and peaceful .97 acres on top of the hill overlooking Bittern Lake, this stately 2 story home awaits! With four spacious bedrooms all on the second floor, country views can be enjoyed from every window. The primary suite features a romantic balcony to overlook the privacy of your back yard, a two piece powder room ensuite and a walk in closet with shower. Hardwood floors, an extra wide hallway and four piece bathroom complete the second story, while the staircase leads you to the ground level where family and gathering can be the focus. Abundant storage, light and functional spaces allow you to create for every occasion - a sprawling front living room, formal dining area (which currently makes an ideal office), eat in kitchen with mobile island + a sunken living room with fireplace and access to the back deck. Down one more level, the fully finished basement comes with a projector, screen and sound system for ultimate movie nights in! There are two additional flex spaces for you to host guests, set up your hobbies, a home gym, studio, play room - whatever you dream. There is a laundry room with a sink and also a designated storage/utility room. Two high efficiency furnaces and central air(all 2021) are in place to keep you comfortable in every season, and there is a water softener, Iron filter & inline RO system to compliment your water supply from the drilled well. An attached, heated double garage, covered front porch, back deck with pergola, patio, level lawn, garden plot, natural gas hook up for your BBQ, storage shed, mature trees, flowering shrubs, landscaping, spot for a dog run and even an above ground pool are all part of the package here. With a location so exclusive, convenient and tranquil; this inviting property truly offers a lifestyle out of the ordinary - come see for yourself!

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