



GRASSROOTS
REALTY GROUP

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**1 Johnson Drive
Marten Beach, Alberta**

MLS # A2324144



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,304 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Guest, Off Street, Parking Pad, Workshop		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	None	LLD:	18-75-6-W5
Exterior:	Wood Siding	Zoning:	102 Residential-Improved
Foundation:	Slab	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: All Furniture and Equipment is Negotiable

A Marten Beach Legacy Property For nearly half a century, this iconic and deeply admired estate has stood as one of the most recognizable and beautiful landmarks in Marten Beach - frequently celebrated as one of the most magical lakeside communities in Canada. Held and cherished by the same family for most of its life, this rare half-acre property perfectly blends timeless country character with modern comfort. The main residence welcomes you with soaring vaulted ceilings, charming finishes, and a cozy wood-burning fireplace anchoring the living room. The seamless flow leads into a bright kitchen and breakfast area, while the upper level is dedicated to a spectacular loft-style primary retreat featuring direct access to a private wrap-around balcony. Expansive wrap-around decks on both levels offer breathtaking, scenic views from every angle. Outside, the beautifully landscaped grounds feature vibrant garden beds, multiple serene seating areas, and a charming attached gazebo. Complete with central air conditioning, abundant storage, and a massive double garage featuring a private upper-level guest suite, this is a once-in-a-generation opportunity to inherit a piece of Marten Beach history.