



GRASSROOTS
REALTY GROUP

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85 Pine Drive
Marten Beach, Alberta

MLS # A2325292



\$579,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,575 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.29 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, Private, Views		

Heating:	Fireplace(s), Forced Air, Propane, Wood	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	102 Residential-Improved
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

Some places you visit. Others become family traditions. Welcome to Marten Beach, one of Lesser Slave Lake's hidden gems, where a welcoming community, spectacular sunsets, and one of the area's most beautiful sandy beaches create memories that last for generations. Whether it's parents and children spending carefree days at the beach, grandparents hosting family weekends, or evenings gathered around the fire with family and friends, this is a place where lifelong traditions begin. Located just 30 minutes from Slave Lake, you'll enjoy the peace and beauty of lake living without giving up the convenience of nearby shopping, services, and everyday essentials. Custom built in 2006 by a respected local builder for the original owners, this quality-crafted home was thoughtfully designed for comfortable, low-maintenance, year-round living rather than seasonal use. Offering 1575 sq. ft., 3 bedrooms, and 2 bathrooms, it combines exceptional craftsmanship with all the comforts of home. Rich oak hardwood flooring, maple cabinetry, tile accents, and a beautiful stone fireplace surround create a warm and inviting atmosphere, while the BIS wood-burning fireplace with circulating fan provides both comfort and efficiency. The bright open-concept living area is filled with natural light from the expansive front windows, creating the perfect gathering space after a day at the lake. A main floor bedroom and full bathroom offer everyday convenience, while upstairs you'll find two additional bedrooms and another bathroom, providing comfortable accommodations for family and overnight guests. A dedicated laundry area with washer and dryer, Nest smart thermostat, abundant interior storage, propane furnace, propane hot water, and a 1,000-gallon water cistern located within the heated crawl space to help prevent freezing all contribute to worry-free

year-round enjoyment. Step outside onto the spacious deck overlooking a private, beautifully treed 0.29-acre lot where peaceful surroundings, a welcoming firepit, and mature trees create the perfect setting to relax as another unforgettable lake day comes to an end. There's plenty of room to park your RV, complete with a convenient 30-amp hookup, while a detached 16' x 26' garage, storage shed, wood shed, and traditional outhouse provide excellent storage and added functionality. The property is serviced by a 1,000-gallon concrete septic system, and fill was brought in during construction to elevate the home above the area's estimated 100-year flood level, offering additional peace of mind. Best of all, one of the area's most beautiful sandy beaches is just a minute walk away along a nearby pathway, making it easy to spend your days swimming, relaxing in the sun, boating, fishing, or taking in the breathtaking sunsets over Lesser Slave Lake. With nearly everything negotiable, this exceptional property offers a rare opportunity to step into the Marten Beach lifestyle and start making memories from day one.