

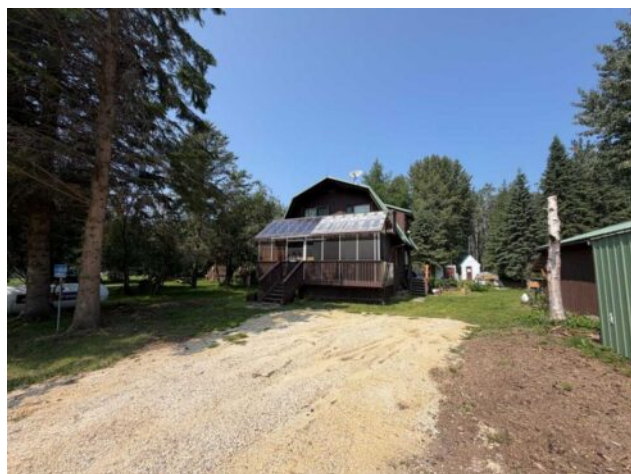


GRASSROOTS
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**26 Herb Crescent
Marten Beach, Alberta**

MLS # A2331679



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gazebo, Lawn		

Heating:	Forced Air, Propane, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cedar, Post & Beam, Wood Frame, Wood Siding	Zoning:	HR
Foundation:	Preserved Wood	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Storage		
Inclusions:	cabin furnishings and accessories		

The idyllic family cottage awaits you in the cottager's community of Marten Beach. Located on the northern shores of Lesser Slave Lake Alberta, Marten Beach offers a small lakeside collection of family cottages, cabins, and a rare mile-long white sand beach! 26 Herb Crescent was a labor of love constructed with care and precision. When you see the woodburning stove, cozy window seats, second story balcony, hand crafted wooden inlays, storage cubbies, built-in book cases, custom made cabinets, skylights, artistic transem windows, and screened in porch...you see this cottage was tailored to be the backdrop of a lifetime of family togetherness and enjoyment. Construction is a sturdy two story with crawl space/basement containing a brand new gas furnace, and cistern plus a small storage and work space. All framing is 2x6 with reinforced insulation. A metal roof and exterior window shutters offer protection from the elements. Entering from the side deck, the hall is fitted with custom storage cupboards and closets. To the back of the home one bedroom and the laundry room which features a three piece bathroom, new hot water tank and storage space. At the front of this 24x30 home you'll find the L shaped eat-in kitchen with fridge, stove and a dishwasher, two large windows at the dining area. Pass by the exposed wooden support beam into the living room with wood paneled walls, access to the covered screen porch, built-in book cases, and new wood burning stove. A side window lights the way up the crafted staircase to the second floor. Here there are two bedrooms each with window seats overlooking the back yard, jack & jill closet, and above the doors, the transem windows were designed by the builder's children in faux stained glass. The hall is bright with skylight and venting from the floor to allow heat and circulation from the main floor. A 4 piece

bathroom with much storage, another skylight and lovely lilac accents offer a tranquil powder room feel! The front of the second story is the primary suite, featuring a large closet to the right when entering and storage cupboards along the south sloped wall. The patio doors open up to the balcony which overlooks the front yard - a great space for your morning coffee! Updates in the last year include exterior staining to home, garage and gazebo, interior paint, new electrical panel and wiring, added shower to main floor bathroom and some tree removal. 26 Herb Crescent has a .30 of an acre yard with several outbuildings including a huge screened in fire-pit gazebo. A large heated workshop/garage is also a great asset! The lot slopes in the back and the home sits high in the front which has kept it safe from any water damage, even in the basement. It could be the perfect Air B&B investment. Or serve as a seasonal gathering spot for your extended family and friends! Lesser Slave Lake is located in North Central Alberta approximately 250 kms north of Edmonton. Shhh! It's #lslalbertasbestkeptsecret