



GRASSROOTS
REALTY GROUP

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14 Marten Drive
Marten Beach, Alberta

MLS # A2333579



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,160 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Lawn, Private, Treed		

Heating:	Forced Air, Propane	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	19-75-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential-Improved
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Storage		

Inclusions: Storage Sheds, Out House, Bunk House + Bunk Bed, Microwave, Mattress, Bed Frame, Wire Shelves, Kitchen Table + 2 Chairs and Bench, Light Fixtures

Welcome to 14 Marten Drive! Located just minutes from the sand and shore of one of Canada's best beaches, this year-round 2-bedroom home sits high on the upper crest of Marten Beach on owned land, completely out of the flood zone and easy to insure. Key Highlights: Updated Interior: Open-concept living/dining, wood-burning fireplace, cosmetic updates, 2021 stainless steel appliances, and 2021 laminate flooring in the bedrooms. Guest Ready: Includes a newly added bunkhouse with double bunk bed, plus a large mudroom and full 4-piece bath. Outdoor Oasis: Flat, cleared half-acre lot with green space, opened-up fire pit zone, new wood shed, new oversized outhouse, and circular drive with expansive RV parking. True 4-Season Comfort: Propane furnace, wood fireplace, and electric heater in the water room. Whether you're seeking a full-time residence or a turn-key retreat, this property delivers on location, upgrades, and peace of mind!