

# \$215,000 - 52 Marten Drive, Marten Beach

MLS® #A2211059

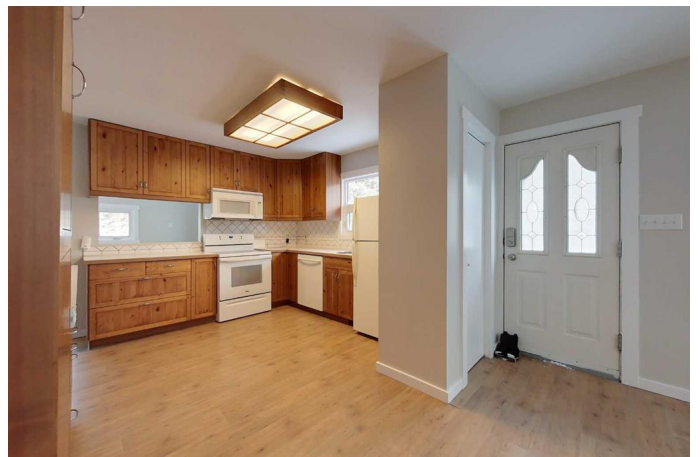
**\$215,000**

2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 0.32 Acres

NONE, Marten Beach, Alberta

Cute and cozy, well loved, cottage on the bank of the east side of Lesser Slave Lake in the magical hamlet of Marten Beach is ready for new owners! 922 sq. ft. 2 Bedroom, 1 bath, Wood Stove in the Living Room, Separate Dining Room with double doors to front deck & Pergola fit with perimeter seating and a great view of the beautiful wooded landscape. Upgrades include new deck railing summer 2022, seasonal gates to close in the deck 2021, hot water tank 2022, HE furnace 2021, new toilet 2023, new roof on house, wood shed, both sheds, and playhouse 2019, vinyl windows approx. 8 years ago, plus added onto deck and had flower beds made within the last couple of years also. The property is on a cistern for water supply and tank/field for septic which involves an easement with the neighboring lot 15. This property is adjacent to bike/walking path down to the beach perfect for a family cottage of year round all seasons outdoor enthusiasts! 30 minutes from Slave Lake and just 3 hours from Edmonton. Don't miss your chance to consider this one ~ if you've never seen or driven through Marten Beach it's a road trip you won't regret or soon forget!



Built in 1978

## Essential Information

MLS® #                   A2211059

Price                     \$215,000

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 923         |
| Acres          | 0.32        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 52 Marten Drive                     |
| Subdivision | NONE                                |
| City        | Marten Beach                        |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A0                             |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Propane, Sewer Connected, Water Connected |
| Parking Spaces | 4  |
| Parking        | Gravel Driveway, Parking Pad                                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Propane   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Free Standing, Living Room, Wood Burning  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Storage  |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle  |

|              |                              |
|--------------|------------------------------|
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 2                |
| Zoning         | HR               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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