

## **\$330,000 - 56 Marten Drive, Marten Beach**

MLS® #E4404358

**\$330,000**

2 Bedroom, 1.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Marten Beach, Marten Beach, AB

Wonderful property in picturesque Marten Beach hamlet on East shores of Lesser Slave Lake. Enjoy year round residence close to nature yet in secure community north of town of Slave Lake. Beautifully appointed 1 and half story has large main floor living room with wood burning stove, plenty of windows, spacious kitchen, full bathroom and office. Large covered deck is accessible from the kitchen. Top floor has master bedroom, second bedroom and half bath. Basement is unfinished. Many upgrades were completed four years ago and include new hot water tank, furnace, pressure pump, shingles (house and garage) Large garage (28x23 ft) with 9' ceiling is drywalled, insulated and heated with wood burning stove. Nicely landscaped lot has many trees and spacious garden shed (12'x16"). There is 1200 gal fresh water cistern in the basement and 1200 sewer holding tank outside plus 1000 gal propane tank outside.

Built in 1996

### **Essential Information**

MLS® #	E4404358
Price	\$330,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	56 Marten Drive
Area	Marten Beach
Subdivision	Marten Beach
City	Marten Beach
County	ALBERTA
Province	AB
Postal Code	T0G 2A0

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Propane
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Boating, Flat Site, Landscaped, Level Land, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 30th, 2024
Days on Market	338
Zoning	Zone 70



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