

# \$335,000 - 97 Pine Drive, Marten Beach

MLS® #A2236562

## \$335,000

3 Bedroom, 1.00 Bathroom, 1,350 sqft

Residential on 0.33 Acres

NONE, Marten Beach, Alberta

Nestled in the picturesque Hamlet of Marten Beach, this thoughtfully designed and maintained single-story residence offers comfortable lakeside living. The spacious main floor features a cozy living area centered around a wood-burning stove, where large windows flood the space with natural light. The well-appointed kitchen provides ample counter space and modern amenities, flowing seamlessly into a generous dining area. From the dining space, French doors lead to an inviting front deck, perfect for outdoor entertaining. The main level houses three well-proportioned bedrooms and a four-piece bathroom. This lower level also offers extensive storage solutions and essential utilities, including a water cistern and reliable sump pump system. The property's exterior features mature shade trees, gardening space, four storage sheds. Here, residents can indulge in the pristine sandy beaches, enjoy various water sports, experience fishing, witness spectacular sunsets, and observe the rich local wildlife in their natural habitat.

Built in 1993

## Essential Information

MLS® #	A2236562
Price	\$335,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,350
Acres	0.33
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	97 Pine Drive
Subdivision	NONE
City	Marten Beach
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A0

### Amenities

Parking Spaces	6
Parking	Driveway, Parking Pad

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s), Natural Woodwork, Sump Pump(s)
Appliances	Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Gentle Sloping, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Metal
Construction	Concrete, Vinyl Siding

Foundation                      Combination, Wood

### **Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                52

Zoning                            Residential Improved

### **Listing Details**

Listing Office                   ROYAL LEPAGE PROGRESSIVE REALTY

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