# \$1,700,000 - 9 Upper Crescent, Marten Beach

MLS® #A2231966

# \$1,700,000

4 Bedroom, 3.00 Bathroom, 3,632 sqft Residential on 0.44 Acres

N/A, Marten Beach, Alberta

Modern log home directly on Lesser Slave Lake's sandy beach. This 3,631 sq ft property blends Douglas Fir construction with contemporary design, featuring distinctive rock accents and KitchenCraft millwork throughout. Located in Marten Beach, 2.5 hours from Edmonton.

The main floor includes two bedrooms, full bath, and a kitchen equipped with granite counters, hybrid gas/electric stove, and full-size refrigerator/freezer. Upstairs, the primary bedroom offers lake-view balcony, five-piece ensuite with soaker tub, and walk-through closet. A spacious flex room overlooks the water through floor-to-ceiling windows.

Completely separate one-bedroom suite with private entrance provides immediate rental income potential. Full kitchen, bathroom, and direct beach access make this an ideal Airbnb opportunity while maintaining privacy from the main residence.

Built with attention to quality and detail. Infrastructure ready for modern living: elevator-ready construction, solar approved, fibre optic arriving to the community (signup available). Attached 25x35' garage with 9' doors, Haley cabinets, custom flooring. Four bedrooms total. Fully furnished. Move-in ready. High elevation lot ensures dry conditions year-round while maximizing waterfront views from multiple levels. Quiet area with seasonal neighbors.







## **Essential Information**

MLS® # A2231966 Price \$1,700,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 3,632 Acres 0.44 Year Built 2010

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Active

# **Community Information**

Address 9 Upper Crescent

Subdivision N/A

City Marten Beach

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G2A0

## **Amenities**

Parking Spaces 8

Parking Concrete Driveway, Double Garage Attached, Shared Driveway

# of Garages 2
Is Waterfront Yes

Waterfront Beach Access, Beach Front, Lake, Lake Front, Lake Privileges,

Navigable Water, Waterfront

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Ceiling

Fan(s), Chandelier, Double Vanity, Natural Woodwork, Soaking Tub

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Freezer, Range

Hood, Stove(s), Window Coverings

Heating Forced Air, Propane

Cooling None

Basement None

#### **Exterior**

Exterior Features Balcony, Barbecue

Lot Description Front Yard, Beach, Lake, Native Plants, Rectangular Lot, Views,

Waterfront

Roof Metal

Construction Log, Stone

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 139
Zoning RUS

# **Listing Details**

Listing Office CENTURY 21 NORTHERN REALTY

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