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9 Upper Crescent Marten Beach, Alberta

MLS # A2231966



\$1,700,000

Division:	Marten Beach				
Type:	Residential/House				
Style:	2 and Half Storey				
Size:	3,632 sq.ft.	Age:	2010 (15 yrs old)		
Beds:	4	Baths:	3		
Garage:	Concrete Driveway, Double Garage Attached, Shared Driveway				
Lot Size:	0.44 Acre				
Lot Feat:	Beach, Front Yard, Lake, Native Plants, Rectangular Lot, Views, Waterfron				

Heating:	Forced Air, Propane	Water:	-	
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-	
Roof:	Metal	Condo Fee:	-	
Basement:	None	LLD:	-	
Exterior:	Log, Stone	Zoning:	RUS	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)			

Inclusions: Owl & documents of ownership and all furnishings less personal items

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.