



GRASSROOTS
REALTY GROUP

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9 Upper Crescent Marten Beach, Alberta

MLS # A2231966



\$1,950,000

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, Waterfront		

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

9 Upper Crescent. A rare find of a beachfront sanctuary. Peaceful country living with seasonal neighbors. A modern take on the classic log home, with a unique balance of Douglas Fir log to drywall and constructed by the finest craftsmen. Elevator ready solar approved, and fibre optic service. 4 bedrooms in total, 2 bedrooms and a full bath on the main. Gorgeous kitchen kitchencraft millwork, granite countertops, hybrid gas/electric stove, and full size side by side refrigerator and freezer. Castle like rock features throughout this stunning 3631 sq ft home. Enjoy a massive bank of windows overlooking a view that is so close and so reminiscent of a tropical vacation every day will seem like a holiday including a water view from the walk-out suite as well. Upstairs has a huge flex space overlooking the lake, and a primary bedroom has its own balcony, a 5 pce ensuite with soaker tub, and a massive walk thru closet. This house simply has too much to list, including all the furnishings ! Which are included. Just move in, it's all here. Want a separate spot for guests ? Or a rental ? There is a 1 bedroom suite on the first floor with full kitchen, bathroom, and walk out door to the beach (back yard). This space would make a very popular and profitable air b'n'b or private spot for your guests. Big 25x35 ft attached garage with 9 ft. doors, Haley garage cabinets & custom flooring. Attention to detail and design everywhere you look. Enjoy paradise, it's address is 9 Upper Cres. It's in Marten Beach Alberta, only 2.5 hrs from Edmonton on the sandy shores of Lesser Slave Lake. High, dry, and at the pinnacle of vacation, or year round living. Nothing like it, come view, be in awe, and seize the opportunity ! A home, a cabin, a VRBO, B&B, ready to move in !