



GRASSROOTS
REALTY GROUP

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**1 Johnson Drive
Marten Beach, Alberta**

MLS # A2238897



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,365 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.96 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Flood Plain, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	RUS
Foundation:	Slab	Utilities:	-
Features:	Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: Refrigerator in loft, Security camera on porch

Welcome to your own private oasis! This beautifully maintained property offers an exceptional blend of rustic charm and modern convenience. The main home features a wraparound deck on both upper and lower levels, perfect for relaxing and enjoying the serene surroundings. Step inside to find a cozy wood-burning fireplace in the living room, durable vinyl plank flooring throughout, and a warm oak kitchen complete with stainless steel appliances, a built-in cabinet, and a custom granite table. The open-concept primary bedroom is a true retreat, with direct access to the upper deck and an adjoining screened-in room—ideal for morning coffee or a peaceful evening breeze. Central air conditioning ensures year-round comfort, and storage space is abundant throughout the home. The property consists of 2x .48 acre lots (.89acre total) and is thoughtfully landscaped with several fenced garden spots. A matching guest house offers a one-bedroom mini oasis with its own living area and garage, perfect for visitors or extended family. Additional features include a single garage, a large shed with roll-up doors, a traditional outhouse, and the consistent exterior finishes across all buildings—cedar siding along with classic cedar shake roofing—tying everything together in a cohesive and attractive aesthetic. Whether you’re looking for a quiet full-time residence or a private getaway, this unique property delivers space, style, and natural beauty in a setting that feels miles from everything—yet close to what matters. The second lot is on its own title and can be sold separately.