

97 Pine Drive
Marten Beach, Alberta

MLS # A2236562



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air, Propane, Wood Stove	Water:	Cistern
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	Residential Improved
Foundation:	Combination, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	Fully Furnished		

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.