

# \$1,770,000 - 9 Upper Crescent, Marten Beach

MLS® #A2231966

**\$1,770,000**

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.



Built in 2010

## Essential Information

MLS® #	A2231966
Price	\$1,770,000
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	Double Garage Attached, Concrete Driveway, Shared Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Navigable Water, Waterfront

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier, Double Vanity, Natural Woodwork, Soaking Tub
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Propane
Cooling	None

Basement	None
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## Exterior

Exterior Features	Balcony, Barbecue
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Lot Description	Front Yard, Rectangular Lot, Beach, Lake, Native Plants, Views, Waterfront
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Roof	Metal
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Construction	Log, Stone
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 18th, 2025
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Days on Market	85
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Zoning	RUS
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## Listing Details

Listing Office	CENTURY 21 NORTHERN REALTY
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