

# \$335,000 - 97 Pine Drive, Marten Beach

MLS® #A2236562

## \$335,000

3 Bedroom, 1.00 Bathroom, 1,350 sqft

Residential on 0.33 Acres

NONE, Marten Beach, Alberta

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.

Built in 1993

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2236562  |
| Price     | \$335,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 1,350       |
| Acres          | 0.33        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 97 Pine Drive                       |
| Subdivision | NONE                                |
| City        | Marten Beach                        |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A0                             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Electric Stove, Microwave, Refrigerator, Window Coverings                                                                      |
| Heating           | Forced Air, Propane, Wood Stove                                                                                                |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Living Room, Wood Burning Stove                                                                                                |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                               |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                       |
| Lot Description   | Back Yard, Gentle Sloping, Landscaped, Many Trees, Private, Rectangular Lot |
| Roof              | Metal                                                                       |
| Construction      | Concrete, Vinyl Siding                                                      |

Foundation                      Combination, Wood

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                58  
Zoning                              Residential Improved

**Listing Details**

Listing Office                    ROYAL LEPAGE PROGRESSIVE REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.