

# \$294,900 - 26 Herb Crescent, Marten Beach

MLS® #A2200465

**\$294,900**

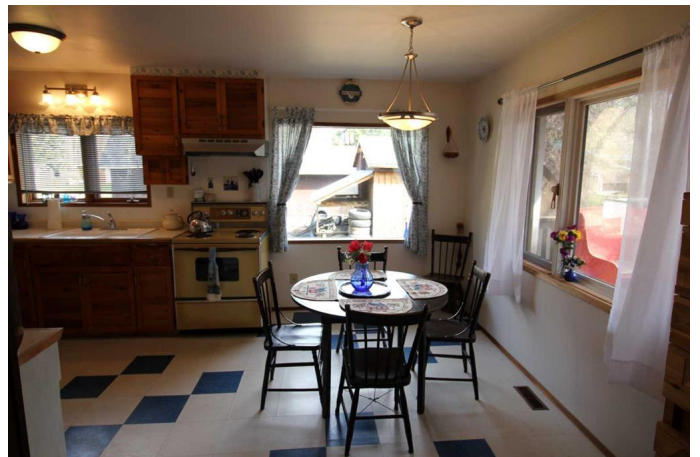
4 Bedroom, 1.00 Bathroom, 1,440 sqft

Residential on 0.30 Acres

NONE, Marten Beach, Alberta

The idyllic family cottage awaits you in the cottager's community of Marten Beach. Located on the northern shores of Lesser Slave Lake Alberta, Marten Beach offers a small lakeside collection of family cottages, cabins, and a rare mile-long white sand beach!

26 Herb Crescent was a labor of love constructed with care and precision. When you see the woodburning stove, cozy window seats, second story balcony, hand crafted wooden inlays, storage cubbies, built-in book cases, custom made cabinets, skylights, artistic transem windows, and screened in porch...you see this cottage was tailored to be the backdrop of a lifetime of family togetherness and enjoyment. Construction is a sturdy two story with crawl space/basement containing a brand new gas furnace, and cistern plus a small storage and work space. All framing is 2x6 with reinforced insulation. A metal roof and exterior window shutters offer protection from the elements. Entering from the side deck, the hall is fitted with custom storage cupboards and closets. To the back of the home one bedroom and the laundry room which features a two piece bathroom, new hot water tank and storage space. At the front of this 24x30 home you'll find the L shaped eat-in kitchen with fridge, stove and a dishwasher, two large windows at the dining area. Pass by the exposed wooden support beam into the living room with wood paneled walls, access to the covered screen porch, built-in book cases, wood burning stove with a



wood storage box that you can access from the basement. A side window lights the way up the crafted staircase to the second floor. Here there are two bedrooms each with window seats overlooking the back yard, jack & jill closets, and above the doors, the transem windows were designed by the builder's children in faux stained glass. The hall is bright with skylight and venting from the floor to allow heat and circulation from the main floor. A 4 piece bathroom with much storage, another skylight and lovely lilac accents offer a tranquil powder room feel! The front of the second story is the primary suite, featuring a large closet to the right when entering and storage cupboards along the south sloped wall. The patio doors open up to the balcony which overlooks the front yard - a great space for your morning coffee! 26 Herb Crescent has a .30 of an acre yard with several outbuildings including a huge screened in fire-pit gazebo. A large heated workshop/garage is also a great asset! The lot slopes in the back and the home sits high in the front which has kept it safe from any water damage, even in the basement. It could be the perfect Air B&B investment. Or serve as a seasonal gathering spot for your extended family and friends! Lesser Slave Lake is located in North Central Alberta approximately 250 kms north of Edmonton. Shhh! It's #lslalbertasbestkeptsecret

Built in 1982

### **Essential Information**

MLS® #	A2200465
Price	\$294,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,440

Acres	0.30
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	26 Herb Crescent
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	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Gazebo
Roof	Metal
Construction	Wood Frame, Wood Siding, Cedar, Post & Beam

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 8th, 2025  
Days on Market        43  
Zoning                      HR

**Listing Details**

Listing Office            People 1st Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.