



GRASSROOTS
REALTY GROUP

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**117 Kenderline Boulevard
Livelong, Saskatchewan**

MLS # A2284837



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	631 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Cleared, Few Trees, Lake, Low Maintenance Landscape		

Heating:	None	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	REC
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

THE VISION STARTED HERE—and it's ready for what comes next! This charming cabin/bunko/garage combo was thoughtfully designed as the first phase of a future full-size lake cabin, perfectly positioned at the front of the lot. You truly can't get any closer to the lake without being waterfront, with stunning lake views and a public boat launch directly in front. Located in the desirable Sunset View subdivision at Turtle Lake, this property offers a rare advantage: potable water is run directly to each cabin, the only subdivision at Turtle Lake with this feature. Water and sewer hookups are already plumbed in for a future cabin build, or you can tie directly into the existing cabin—flexibility that makes future expansion easy. The existing cabin features 2 bedrooms, 1 bathroom, a convenient kitchenette, and is connected directly to sewer. A maintenance-free tin roof, composite deck with awning, and double garage add both function and durability. There's also an RV hookup in place, making this an ideal setup for guests or weekend getaways. Cute as a button—think "bunko on steroids"—this cabin is a perfect three-season retreat and an excellent starting point for your lakefront vision. A heat source can be easily added with electric baseboards, extending your seasonal use even further. Whether you're looking for an affordable entry into lake life or a prime lot with infrastructure already in place, this property offers exceptional value, views, and future potential.