



**1028 Birch Place  
Turtle Lake, Saskatchewan**

**MLS # A2287867**



**\$859,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	S
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Stone Counters, Vinyl Windows		

**Inclusions:** none

Welcome to this custom-built home offering 2,053 sq ft of thoughtfully designed living space, blending quality craftsmanship with everyday comfort, in the Resort of Turtle View (Indian Point). The main floor features a beautifully updated kitchen with new cabinetry, quartz countertops, island seating, under-cabinet lighting, tile backsplash and pull-out drawers throughout. The open-concept great room features a gas fireplace, with a functional office nook tucked beneath the staircase. The primary suite offers a second gas fireplace and private 3-piece ensuite, while a 2-piece bath and main-floor laundry complete the level. Upstairs, a versatile flex space provides room for a family area, games room, or home office, along with three generously sized bedrooms and an additional 3-piece bath. There is a separate mechanical room with water softener, electrical, and access to the crawl space with water heater and new (2025) gas furnace. Situated on a large lot close to the water and park, the exterior has a covered front deck, storage shed for your quad or golf cart, 12' x 28' carport, and an outstanding 28' x 32' shop featuring a double garage and second-story space ideal for storage or future development. Ample on-site parking makes this a rare and desirable lake property designed for year-round enjoyment.