



**13 Kivimaa Drive  
Turtle Lake, Saskatchewan**

**MLS # A2316402**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Baseboard, Electric, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** N/A

Turtle Lake, Saskatchewan 3 season cabin located in the Resort Village of Kivimaa Moonlight Bay. Built in the early 1970s this cabin has had lots of updates including hardy board siding, windows, pine interior finishes, kitchen cabinetry, water lines and laminate flooring. It sits on a nicely treed low maintenance lot close to the lake. It features an open plan living, kitchen and dining area plus 2 bedrooms and a 3-piece bathroom. The cabin has electric baseboard heat and the wood burning stove is perfect for those cool evenings. The deck wraps around the side and back of the cabin. There is a large storage shed in the backyard. Above the storage shed is another room that is commonly used as a bedroom. It is accessed by the exterior spiral staircase and has its own private deck. Water comes from a bored well. Septic is a holding tank. This cabin is on owned and titled land. Amenities include the beautiful public beach, boat launch, playground and mini golf. Plus the golf course is just a few minutes down the road. Turtle Lake is located about 1 & 1/2 hours from Lloydminster, 2 & 1/2 from Saskatoon, 3 hours from Kindersley and just under 4 hours from Edmonton. Call to view this wonderful holiday retreat.