



**1729 Cottage Rd
Turtle Lake, Saskatchewan**

MLS # A2323829



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	553 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Beach, Few Trees, Irregular Lot, Lawn, Low Maintenance Landsc		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	REC
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Rare opportunities to own lakefront property at Turtle Lake don't come along often. Located in the desirable Kopps Kove subdivision, this 5,663 sq. ft. waterfront lot offers direct access to a beautiful sandy beach, mature trees for privacy, and a peaceful setting where you can enjoy everything lake life has to offer. Spend your summers swimming, boating, fishing, entertaining family and friends, or simply relaxing by the water with a morning coffee in hand. The mature trees provide a sense of privacy that can be difficult to find at the lake, while the sandy shoreline offers easy access to the water for all ages to enjoy. The property offers a 3 season cabin offering approximately 553 sq. ft. of living space. Inside you'll find two bedrooms, a 3 piece bathroom, kitchen with eating nook, and a comfortable living room with patio doors leading to the lakeside deck where you can take in the views and enjoy warm summer evenings. Several outbuildings provide additional storage for tools, water toys, fishing gear, and recreational equipment. Whether you're looking for an affordable lakefront getaway to enjoy right away, a property to update over time, or a rare waterfront lot to hold for future generations, this property offers plenty of potential. Lakefront properties with sandy beaches, mature trees, and direct water access are becoming increasingly difficult to find, making this an opportunity worth exploring. If you've been dreaming of owning a piece of Turtle Lake and creating lasting family memories at the lake, this may be the property you've been waiting for!