



**313 Whitetail Road
Turtle Lake, Saskatchewan**

MLS # A2324469



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Log, Stucco	Zoning:	RES
Foundation:	Other	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: furniture

Escape to the lake and enjoy affordable, low-maintenance living at Powm Beach on beautiful Turtle Lake! This charming 1,200 sq. ft. property has been enjoyed year around, and features stacked log construction, finished with a durable stucco exterior and metal roof for years of worry-free ownership. Inside, you'll find an inviting open-concept kitchen and living area, three comfortable bedrooms, and a spacious 4-piece bathroom with convenient main floor laundry. The recently renovated kitchen is sure to impress, featuring an abundance of cabinetry, a large island with built-in electric cooktop, and an entire wall of pantry/storage cabinets. Designed for year-round enjoyment, the home is heated with electric baseboards and supplemented by a cozy gas stove. Outside, the low-maintenance gravel and rock landscaping means more time enjoying the lake and less time doing yard work. Relax around the private firepit, store your toys in the single detached garage, and take advantage of the generous parking. Located just a short walk from the public beach, this move-in-ready property includes all appliances and furniture as viewed, with only the sellers' personal belongings excluded. If you've been dreaming of an affordable lake retreat, this could be the perfect opportunity to start making memories at Turtle Lake!