



**206 Poplar Place
Turtle Lake, Saskatchewan**

MLS # A2324788



\$339,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,347 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Insulated, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	REC
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: n/a

Enjoy the best of Turtle Lake living in this charming four-season home, perfectly situated in a quiet cul-de-sac just steps from the shoreline, nearby boat launch, and playground. Offering 4 bedrooms, 2 bathrooms, and a single attached insulated garage with interior crawl space access, this well-maintained property is ideal as a year-round residence or weekend getaway. The open-concept living area features vaulted ceilings, hardwood flooring, and a cozy propane fireplace with a beautiful rock hearth, creating a warm and inviting atmosphere. The spacious kitchen offers ample cabinetry, reverse osmosis, and patio doors leading to the side deck, perfect for summer entertaining. Recent updates include a durable metal roof, while the home is serviced by a drilled well, a 1,000-gallon septic tank, electric heat, and natural gas at the lot line for future convenience. Surrounded by mature trees, the private yard includes three storage sheds, a fire pit area, and plenty of room to relax and entertain. Residents enjoy weekly garbage pickup, a nearby community garden, playground, and the peace of mind of having the hamlet's fire suppression equipment conveniently located nearby. A motion-activated security light at the front porch provides added convenience after dark. Solid, full of character, and offering the opportunity to add your own personal updates, this is an excellent opportunity to own an affordable four-season lake property where family memories are made.