



GRASSROOTS
REALTY GROUP

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525 + 521 Graeme Road
Turtle Lake, Saskatchewan

MLS # A2333259



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,307 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.45 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cedar	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Deck where trailer is will be going with the trailer.

Welcome to your dream lake retreat at beautiful Powm Beach, Turtle Lake! Perfectly positioned on two titled lots, this incredible property offers the space, privacy, and functionality you've been searching for. The charming 1,300+ sq. ft. cabin features 3 bedrooms and 1 bathroom, making it the perfect place to gather with family and friends. The warm and inviting living area is anchored by a natural gas fireplace, creating the perfect atmosphere after a day on the water, while electric heat throughout the remainder of the cabin provides year-round comfort. One lot is home to the cabin, while the second features a double detached garage with a lean-to, offering plenty of room for all your lake toys, boats, and recreational equipment. Behind the garage you will find a trenched in double RV hook up! Combined, the two lots total just under half an acre, giving you exceptional outdoor space to relax, entertain, and make lasting memories. Located less than a two-minute drive from the boat launch, you'll enjoy quick and easy access to everything Turtle Lake has to offer—from boating and fishing to watersports and unforgettable summer sunsets. Whether you're looking for a weekend getaway, a seasonal retreat, or your own piece of lake paradise, this property truly checks all the boxes. Your Turtle Lake dream starts here!