

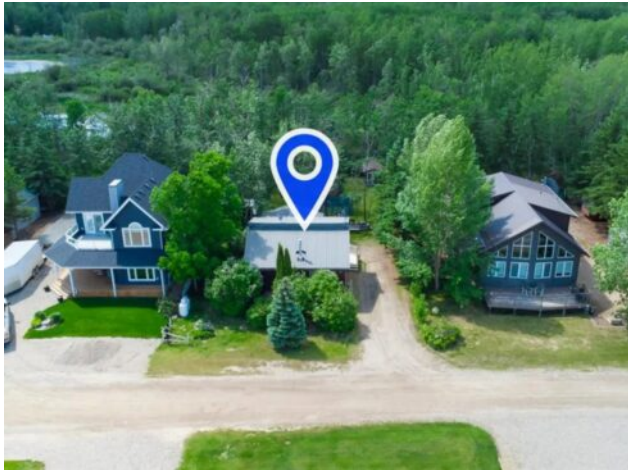


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 Poplar Place
Turtle Lake, Saskatchewan

MLS # A2349232



\$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 Turtle Lake in every season from this charming four-season home, perfectly situated in a quiet cul-de-sac just steps from the shoreline, a nearby boat launch, and a 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 your own lake getaway. As the seasons change, this is the kind of place you'll look forward to escaping to. Spend crisp fall days enjoying the outdoors, then come home and gather around the cozy propane fireplace with its beautiful rock hearth. When winter arrives, Turtle Lake takes on a whole new appeal with opportunities to enjoy ice fishing, snowmobiling, cross-country skiing, winter walks, or simply relaxing fireside after a day outside. Inside, the open-concept living area features vaulted ceilings and hardwood flooring, while the spacious kitchen offers ample cabinetry and reverse osmosis. Patio doors lead to the side deck, extending your living space outdoors during the warmer months. A durable metal roof adds peace of mind, and the home has a drilled well, a 1,000-gallon septic tank, and electric heat, with natural gas available at the lot line. Surrounded by mature trees, the private yard features three storage sheds, a fire pit area, and plenty of space to relax and entertain. Residents enjoy weekly garbage pickup, a nearby community garden and playground, and the added benefit of the hamlet's nearby fire suppression equipment. A motion-activated porch light provides extra convenience after dark. Solid, cozy, and full of character, this is your opportunity to enjoy everything Turtle Lake has to offer, not just in summer, but all year long. 3D Virtual Tour Available!