

# \$774,900 - 1716 Neumann Crescent, Turtle Lake

MLS® #A2135670

**\$774,900**

2 Bedroom, 2.00 Bathroom, 1,696 sqft

Residential on 0.27 Acres

NONE, Turtle Lake, Saskatchewan

Welcome to your waterfront retreat! This sought-after lakefront oasis is west-facing, providing breathtaking sunset views in the BEAUTIFUL Sunset View subdivision of Turtle Lake SK. The main floor features a great room design, with an island kitchen, eating area with oak garden doors to the deck, and a living room centrally anchored by the woodstove. The primary bedroom, laundry room and 3 piece bath (with 5' walk-in shower) complete the main level. The second level provides a family room that overlooks the main floor, and directly out onto the water, as well as a second bedroom, additional bathroom, and an office nook. The family room also provides enough room for a third bedroom if desired. Enjoy cozy evenings by the wood stove, and modern amenities like a forced air furnace with air-to-air exchanger, Central Air Conditioning, and central vac. There is a full walk-in pantry off the kitchen, energy efficient triple pane windows, vaulted ceilings and a Generac Generator for back-up power supply!

Outdoor features include a spacious wrap-around deck with gazebo, a gas line for the BBQ, and a firepit area, all with stunning water views. The heated 26'X 26' garage provides ample space, as well a stairwell to the full basement, housing the mechanical, and additional storage. This luxurious waterfront retreat combines elegance, convenience and natural beauty all in one.

Built in 2004



## Essential Information

MLS® #	A2135670
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,696
Acres	0.27
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1716 Neumann Crescent
Subdivision	NONE
City	Turtle Lake
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1J0

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line
Lot Description	Lake, Lawn, Landscaped, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 30th, 2024
Days on Market	347
Zoning	Rec

**Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.