

# \$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 | 315            |
| Zoning         | Rec            |

### **Listing Details**

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

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