

# \$765,000 - 1716 Neumann Crescent, Turtle Lake

MLS® #A2226786

**\$765,000**

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, walk-in pantry 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, ad directly out to 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 woodstove, and modern amenities like a forced air furnace with air-to-air exchanger, central air condition, and central vac. There is a full walk-in pantry off the kitchen, energy efficient triple pane widows, vaulted ceilings and a Generac Generator for back-up power supply! Outdoor features include a spacious wrap-around deck, 2 gas lines for BBQ's, and a firepit area - all with stunning water views. The heated 26' X 26' attached garage provides ample space, as well as direct access 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® #         | A2226786    |
| Price          | \$765,000   |
| 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 | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Is Waterfront  | Yes                    |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer     |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning Stove  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Landscaped, Lake, Waterfront |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Wood                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 62             |
| Zoning         | Rec            |

### **Listing Details**

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

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