



**GRASSROOTS**  
REALTY GROUP

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**204 RAC Road Evergreen Acres Road  
Turtle Lake, Saskatchewan**

**MLS # A2262472**



**\$514,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to Evergreen Acres &mdash; where lake life meets luxury. Located in the desirable Turtle Lake, this pristine property offers the perfect balance of relaxation and recreation. Just steps from the beach and surrounded by an amazing community vibe, Evergreen Acres features local water and sewer service, a 6-hole golf course, disc golf, and a beach all within walking distance. This pristine property features a dream garage &mdash; heated, fully finished with clean metal walls for easy maintenance, and even includes its own bathroom. There is room for your boat and all of your toys! The yard is private, well treed and low-maintenance, designed for easy living so you can spend more time at the lake maximizing the lake life Inside, you&rsquo;ll love the open-concept bungalow layout &mdash; bright, welcoming, and perfect for gatherings. The white kitchen is fresh and functional, the large eat up island opens into a cozy living space with a wood-burning fireplace that sets the tone for those relaxed lake nights. There are four bright bedrooms, two full bathrooms, and a laundry/storage area that keeps everything organized. The primary suite is massive &mdash; featuring a walk-in closet, full ensuite, and patio access for your own quiet escape to morning coffee or evening sunsets. Dont miss out on this well curated escape!