

**3 Kopp Drive**  
**Turtle Lake, Saskatchewan**

**MLS # A2212368**



# \$499,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	1.50 Acres		
<b>Lot Feat:</b>	Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	REC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

This cozy 3-bedroom rustic ranch welcomes you in with a 5-foot deep wraparound porch — the perfect spot for morning coffee, evening chats, or just watching the world go by. With windows lining the front and glass doors on the side, this home is designed to let the outdoors in and give you plenty of natural light and views. Inside, you’ll find a smart C-shaped kitchen that opens right into the living room, making it easy to stay connected while cooking or hosting. The kitchen sink is right under a back window, so you can enjoy the view while getting things done. And with a walk-in pantry, you’ve got space for everything from groceries to gadgets. All three bedrooms and two full baths are tucked together on the left side of the home, keeping everything close and convenient. The stackable washer and dryer are centrally located, making laundry day a breeze. The primary bedroom (Bed 1) is a sweet retreat, featuring its own private ensuite and a covered porch out back — a peaceful escape just steps from your bed. Whether you’re looking for your first home, downsizing, or dreaming of a weekend retreat, this home offers the perfect blend of rustic charm and practical living. Photos are artist rendition.