



Welcome

**116 White Birch Drive
RM of Three Lakes #400
Asking \$317,000.00
MLS# SK037932**

- * **Legal Description:** Lot 6, Blk 2, PL 79H08637, Ext 0
 - * **Style:** 2 storey
 - * **Size:** 1,452/2 sq ft
 - * **Taxes:** \$3,742/2025
 - * **Lot size:** 68.5 wide
 - * **Age:** 2007

Lakeside Retreat

Address: 116 White Birch Dr, RM Three Lakes

Price: \$317,000.00

MAIN FLOOR

Foyer 9.1 x 6.2

- * Laminate

Living Room 16.8 x 15.4

- * Laminate

Dining Room 13.8 x 9.4

- * Laminate

Kitchen 15.4 x 10

- * Walk in pantry

- * Laminate

Bedroom 11.3 x 11.6

- * Laminate

Bath

- * 4 Piece

- * Linoleum

Basement

- * Full basement, unfinished, walkout

- * Concrete floor

Garage

- * Double detached garage 24 x 24

- * RV parking

- * Double gravel drive

Appliances

- * Fridge

- * Stove

- * Washer

- * Dryer

- * BI dishwasher

- * Microwave hood fan

Yard

- * Deck

- * Firepit

- * Lawn front

- * Trees & shrubs

- * N/G BBQ hookup

Features

- * Year round cabin

- * Central air

- * Central vac

- * Air exchanger

- * TV mount

- * Hookup for N/G fireplace

- * Close to Middle Lake with

- K - 12 school

2ND FLOOR

Primary Bedroom 11.7 x 12.7

- * Carpet

Bedroom 11,7 x 9.10

- * Carpet

Bath

- * Linoleum