



GRASSROOTS
REALTY GROUP

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**70 Sandy Beach Regional Park
Sandy Beach (Sask), Saskatchewan**

MLS # A2310004



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	None
Features:	Laminate Counters, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Rec
Utilities:	-

Inclusions: N/A

Looking for your own little piece of paradise? This charming bungalow is tucked into the trees just a short walk from the beach and golf course, offering the perfect blend of privacy, nature, and year-round lake living. Set on a huge private lot with immense sun exposure, the property feels peaceful, secluded, and designed to fully embrace the lake lifestyle. The yard is truly an oasis, filled with mature trees, shrubs, and perennials that create beautiful surroundings all summer long. There is a fully fenced area for added functionality, a welcoming front fire pit area, and a large deck with a lounge space perfect for relaxing or entertaining. The backyard is immaculate and includes multiple sheds for all your lake toys and storage needs, with part of the storage space insulated and heated for added convenience. Inside, the home offers a cozy open-concept layout with vaulted ceilings and a wood-burning fireplace that creates warmth and character throughout the main living space. The open concept floor plan is spacious and quaint. It has modern built in cabinets to create more space. the kitchen is bright and functional. There is two large bedrooms an a full bathroom. The third bedroom currently hosts the washer and dryer and office space adding flexibility to the layout. The shingles have just been done. Quaint, welcoming, and full of charm, this is the perfect property for anyone looking to enjoy peaceful lake life surrounded by nature. It has ample opportunities with fully turn key STR or to enjoy lake life only minutes from Lloyd.