



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

18 Sandpiper Estates Sandy Beach, Alberta

MLS # A2318034



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,185 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, Rear Drive, RV Access/Parking		
Lot Size:	1.02 Acres		
Lot Feat:	Few Trees, Front Yard, Irregular Lot, Landscaped, Private		

Heating:	Baseboard, Boiler, In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	1-52-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR1
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Storage Shed

Welcome to your waterfront escape at Sandy Beach, where breathtaking views and year-round lakeside living await. Situated on a deeded lot, this beautifully maintained property offers the perfect blend of comfort, tranquility, and recreation. Designed to maximize the stunning waterfront setting, the home features an open-concept kitchen, dining, and living area with soaring wood beams, a unique floor plan, and large south-facing windows that fill the space with natural light while showcasing the spectacular water views. Cozy up beside the gas fireplace or step outside to the expansive covered front deck, an ideal spot to relax and enjoy the peaceful surroundings. The main level includes two bedrooms and an oversized 4-piece bathroom complete with a soaker tub. Upstairs, you'll find a cozy den and loft area, providing additional space for guests, hobbies, or a quiet retreat. This property has been meticulously cared for and thoughtfully updated, including newer vinyl windows and boiler, as well as recent additions such as central air conditioning, a sump pump monitoring system, bedroom wall heating unit, and an Ecobee monitoring system that allows remote monitoring of the heating system and gas fireplace. Set on a large lot, this versatile property has been successfully operated as an Airbnb and offers endless possibilities as a year-round residence, vacation getaway, or family retreat. If you're looking for a unique waterfront property with incredible views and modern conveniences, this is a must-see.