



GRASSROOTS
REALTY GROUP

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112 Sandy Beach
Sandy Beach (Sask), Saskatchewan

MLS # A2327231



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Waterfront living just 10 minutes from Lloydminster. This unique raised bungalow is located in a sought after lake community with a golf course, public beach, fishing, boating, and water sports right outside your door. This is the perfect blend of lake life, privacy, quality construction, and a home designed to truly live in. As you enter the open you are embraced with open concept living that is bright and filled with natural light accented by the high vaulted ceilings and ample windows to immerse in the lake view. The kitchen is a true focal point with extensively upgraded cabinetry, a massive island, granite countertops, tile backsplash, touch on/off faucets, instant hot water tap, pot filler, stainless steel hood fan, and upgraded tile flooring. The kitchen flows seamlessly into the dining and living spaces, creating an inviting layout designed for everyday living and hosting. Main floor laundry with added cabinetry adds even more functionality. The main floor features three bedrooms and two bathrooms. The primary retreat is spacious and offers a stunning ensuite with a custom tile shower complete with a 16" rain shower, telephone shower, four body sprays, sliding glass doors, and a tub. The fully finished basement is an entertainer's dream with character wood beams, a spacious living area, and a bar designed for gathering. Two massive bedrooms offer incredible space for family or guests, ample storage with added storage rooms while the stunning bathroom features double vanities and a modern finish that elevates the entire lower level. This home was built with intention and efficiency in mind, featuring ICF construction right to the roof, triple-pane windows, a boiler system throughout the home and garage, independent zone controls, hot water recirculation for instant hot water at all fixtures, an A/C mini-split system, air exchanger, water filtration system,

softener, and UV system. This is a unique custom waterfront home that offers quality, space, functionality, and the lake lifestyle people are looking for just minutes from Lloydminster.