

# \$699,900 - Lot 75 Sandy Beach Regional Park, Sandy Beach

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MLS® #A2199127

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,074 sqft  
Residential on 0.25 Acres

NONE, Sandy Beach, Saskatchewan

This is a one hidden gem! This stunning property has incredible lake views and is situated on a quiet private lot in sandy beach regional park. With 2073sq ft of living space, this home can accommodate large families and is the perfect size for year round living. As you enter this home, you can't help but focus on these grand views with floor to ceiling windows off the front of the home! The kitchen is great for entertaining with an sizeable quartz island, gas stove top and custom dovetail dÃ©cor kitchen cabinets. The mudroom/pantry has plenty of storage and is roughed in for laundry(or can be a future washroom). Off the living room, is a wood burning fireplace! The primary bedroom is on the main level with massive ensuite equipped with a steam shower. The dining area leads out to a wraparound deck with another wood burning fireplace area that is very impressive. If you aren't wowed yet by all this, then the asphalt with concrete curbed driveway & 24x26 heated detached garage might help. Upstairs is a nice sized family room with custom cabinetry, projector and built-in speakers for those movie nights! Two more bedrooms and a full bathroom complete the upstairs area. Downstairs is a walkout basement to the lake area with another bedroom and two pieces bathroom & laundry area that is handy for guests. Walk down to the beach area right out your door and enjoy



beautiful lake views all day long. This property has been well cared for! Recent upgrades include; New shingles (installed 2 years ago), newer plumbing faucets, and newer light fixtures. Other amenities include; central air conditioning, water softener, water booster pump, outdoor shower, wired for exterior hot tub, natural gas BBQ hook up, heated floors in the basement, 2nd-floor entry, primary bedroom, main bathroom, main floor living room and pantry. So if you want space, lake views and privacy, you better check this out!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199127    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,074       |
| Acres          | 0.25        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Lot 75 Sandy Beach Regional Park |
| Subdivision | NONE                             |
| City        | Sandy Beach                      |
| County      | Saskatchewan                     |
| Province    | Saskatchewan                     |
| Postal Code | S9V 0Y7                          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|               |                                 |
|---------------|---------------------------------|
| Parking       | Double Garage Detached, Asphalt |
| # of Garages  | 2                               |
| Is Waterfront | Yes                             |
| Waterfront    | Lake Front                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Range Hood |
| Heating           | Forced Air, Natural Gas, In Floor   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Brick Facing, Family Room, Living Room, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Landscaped, Treed, Underground Sprinklers, Waterfront |
| Roof              | Asphalt Shingle                                       |
| Construction      | Wood Frame, Wood Siding                               |
| Foundation        | Wood  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 66              |
| Zoning         | R1              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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