

# **\$654,900 - 108 Columbus Street, Sandy Beach**

MLS® #A2198710

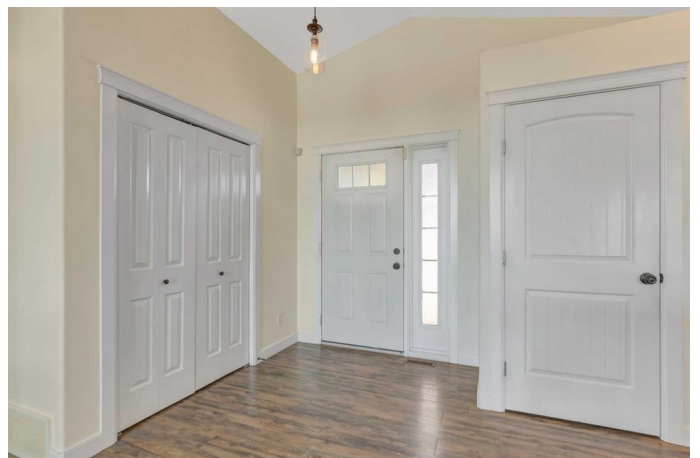
**\$654,900**

5 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.32 Acres

NONE, Sandy Beach, Saskatchewan

Experience lakefront living in this stunning Modern Retreat at Sandy Beach Regional Park! This home offers incredible potential for those looking to create their dream lakefront escape. The layout features three bedrooms upstairs, including a primary suite with a 3-piece en-suite and walk-in closet. The open-concept main floor boasts vaulted ceilings and a cozy gas fireplace with stone accents, creating a welcoming atmosphere. Seamless access to the upper deck makes it perfect for entertaining or soaking in the beautiful views. The fully finished walkout basement adds even more possibilities, with two additional bedrooms, a spacious laundry room, a dedicated storage room, a 3-piece bathroom, and a family room that opens directly to the yard. This space offers endless opportunities to update and customize to your liking. Freshly painted throughout, the home is move-in ready, but still provides plenty of opportunity to enhance its charm and appeal. Additional features include a 24x24 double attached garage, a natural gas BBQ hookup on the deck, and premium water systems (sand point well & reverse osmosis). The landscaped yard, with dry rock creek beds on both sides, enhances curb appeal and creates a lovely outdoor space. Whether you're boating, golfing on the 9-hole course, or gathering around the fire, this property offers an unbeatable lakefront lifestyle. With annual park fees of just \$678, this home provides the perfect opportunity to make it your own. 3D



Virtual Tour Available!

Built in 2015

### Essential Information

MLS® #	A2198710
Price	\$654,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.32
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	108 Columbus Street
Subdivision	NONE
City	Sandy Beach
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 1S6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated, RV Access/Parking, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	March 7th, 2025
Days on Market	42
Zoning	REC

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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