

# \$609,900 - 122 Sandy Beach, Sandy Beach

MLS® #A2207387

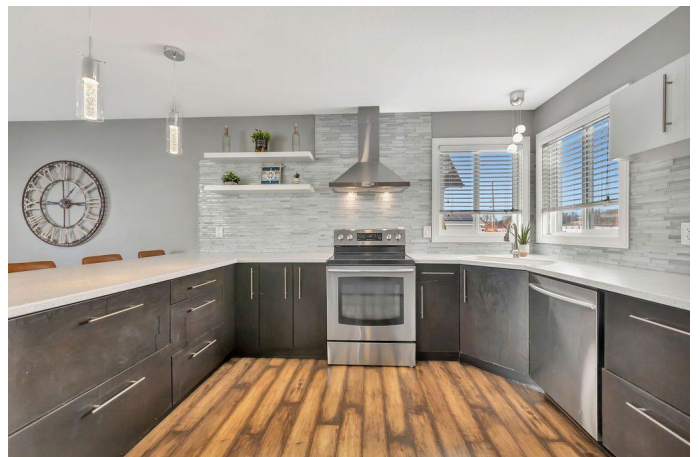
**\$609,900**

4 Bedroom, 2.00 Bathroom, 1,317 sqft

Residential on 0.34 Acres

NONE, Sandy Beach, Saskatchewan

Lakefront Beauty with Space, Sunsets & Serenity. Welcome to your dream lakefront escape! This 2014 bi-level with a lovely walkout offers the perfect blend of comfort, style, and nature—all just 15 minutes from the city. Step inside and take in the west-facing views through the large picture windows in the living room adorned with custom blinds. You™ll enjoy all the sunny days and stunning sunsets year-round. The kitchen is a standout, featuring Corian countertops, ample cabinetry, a pantry, and a layout that flows into the spacious dining room—perfect for family dinners or entertaining. Step out onto the wrap-around composite deck from the master bedroom or dining room and soak in the peaceful lake views. The primary bedroom is a true retreat with its walk-in closet and deck access. A second bedroom and beautifully tiled 4-piece bathroom with a large soaker tub complete the main floor. Downstairs, you'll find another primary-style bedroom with a large walk-through closet and sink, a third big bedroom, a spa-like 3-piece bathroom with a custom stone walk-in shower, and a generous family room with a bar and unique water feature. Walk out onto the interlock brick patio and take in the lake and lush landscaping, complete with two calming water features. The yard is fully fenced with direct lake access and is one of the few properties with mature trees offering added privacy. The oversized 32 x 26 detached heated garage features solar panels on the metal roof and has a spacious loft with



a 3-piece bathroom roughed in—ideal for guests, hobbies, or a quiet workspace. Lot fees are \$678 annually and cover essential services such as road maintenance, winter snow plowing, and garbage disposal—making lakeside living convenient and worry-free. Whether you're boating on warm summer days, golfing on the nearby 9-hole course, enjoying the beach, or gathering around the campfire with family and friends, Sandy Beach Park offers a lifestyle full of relaxation, recreation, and connection. This is more than a home—it's a getaway, every day.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207387    |
| Price          | \$609,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,317       |
| Acres          | 0.34        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 122 Sandy Beach |
| Subdivision | NONE            |
| City        | Sandy Beach     |
| County      | Saskatchewan    |
| Province    | Saskatchewan    |
| Postal Code | S9V 1S6         |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|               |                                                                                                    |
|---------------|----------------------------------------------------------------------------------------------------|
| Parking       | Heated Garage, RV Access/Parking, Double Garage Detached, Garage Door Opener, Insulated, Oversized |
| # of Garages  | 2                                                                                                  |
| Is Waterfront | Yes                                                                                                |
| Waterfront    | Lake, Lake Front, Waterfront                                                                       |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s), No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Suspended Ceiling                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Gas Water Heater, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                  |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                     |
| Lot Description   | Landscaped, Lawn, Many Trees, No Neighbours Behind, Lake, Low Maintenance Landscape, Rectangular Lot, Waterfront |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding, ICFs (Insulated Concrete Forms)                                                                    |
| Foundation        | ICF Block                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 149             |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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