

# \$969,000 - 109 Columbus Street, Sandy Beach

MLS® #A2213571

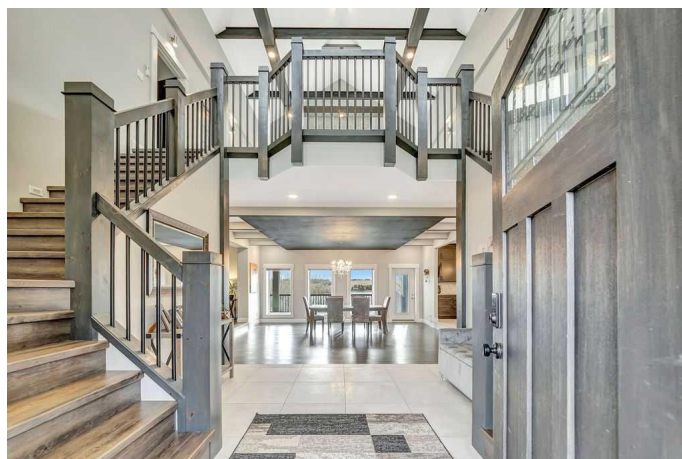
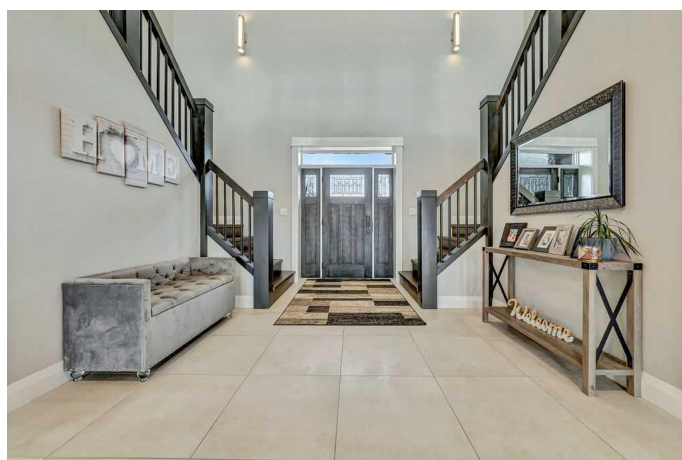
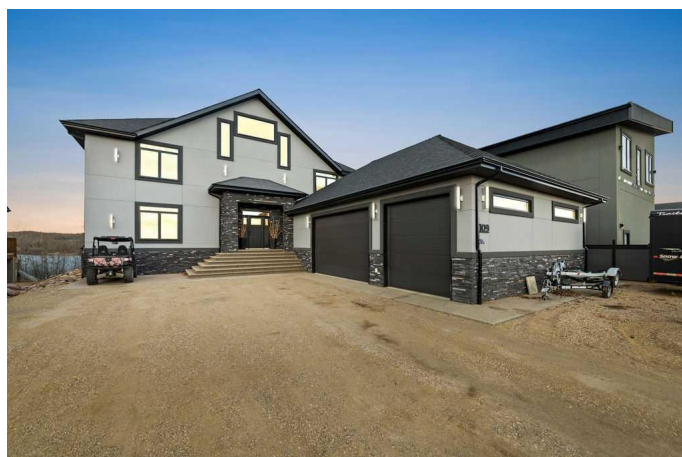
**\$969,000**

6 Bedroom, 4.00 Bathroom, 3,436 sqft

Residential on 0.31 Acres

NONE, Sandy Beach, Saskatchewan

Live the dream at Sandy Beach with this exceptional custom-built 2-storey lakefront home. Designed to blend luxury, comfort, and smart functionality, it's the perfect retreat for year-round living, family getaways, or a high-potential Airbnb investment. This thoughtfully designed home offers 4 spacious bedrooms and 3 bathrooms. Built with ICF construction from basement to roof and featuring in-floor heating throughout—including the oversized 27' x 42' garage—it delivers outstanding efficiency and year-round comfort. The heart of the home is the chef-inspired kitchen, boasting a double wall oven, a gas cooktop, a walk-through pantry from the mudroom, and abundant cabinetry and storage—perfect for entertaining. The large dining room opens onto a generous deck with two covered areas, so you can enjoy the sun or shade while taking in the lake views. Upstairs, a bright bonus room with expansive ceilings and windows for the amazing outdoor scenery. The luxurious primary suite includes a spa-like 5-piece ensuite, while two additional bedrooms share a convenient 5-piece Jack and Jill bathroom—ideal for kids or guests. The fully finished walk-out basement adds incredible versatility, featuring a self-contained 2-bedroom, 1-bathroom suite with all appliances—perfect for extended family or short-term rentals. You'll also find a large theatre room, a private den, and additional storage space tucked beneath the garage



thanks to engineered design.

From peaceful mornings on the deck to sunset swims this home captures the very best of lakefront living. Sandy Beach Regional Park is located 20 minutes from Lloydminster and offers golf, a beach area, community hall, and other fun outdoor activities.

Built in 2015

### **Essential Information**

MLS® #	A2213571
Price	\$969,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,436
Acres	0.31
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	109 Columbus Street
Subdivision	NONE
City	Sandy Beach
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 1S6

### **Amenities**

Parking Spaces	10
Parking	Garage Door Opener, Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Waterfront

## Interior

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gentle Sloping, Lake, No Neighbours Behind
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

## Additional Information

Date Listed	April 25th, 2025
Days on Market	65
Zoning	REC

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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