

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

MLS® #A2213571

**\$969,000**

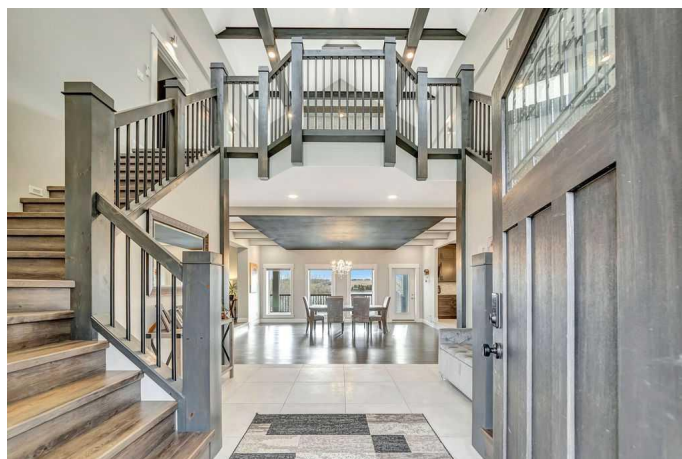
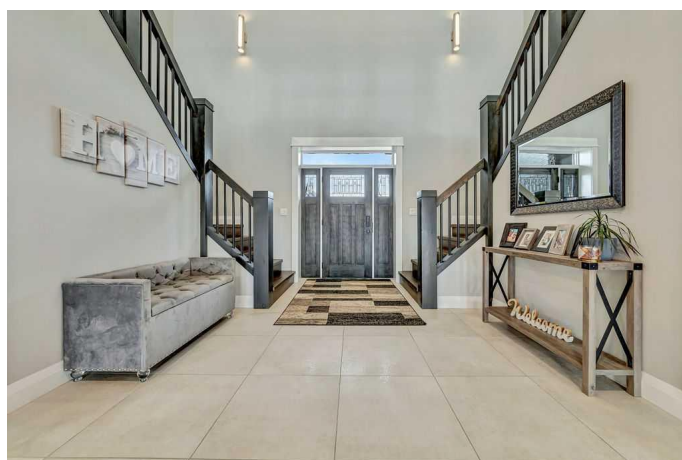
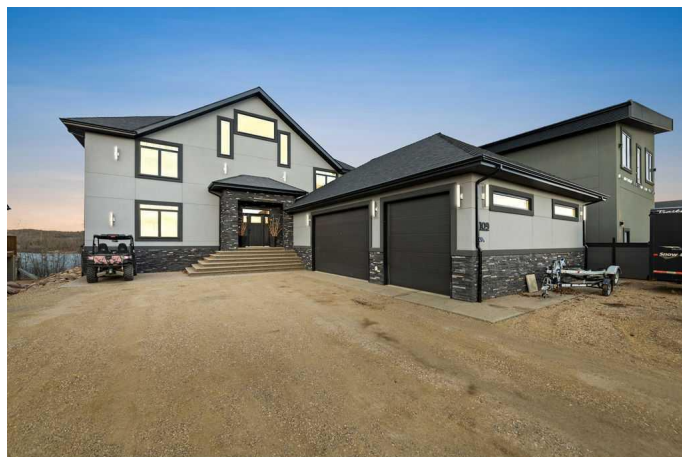
6 Bedroom, 4.00 Bathroom, 3,436 sqft

Residential on 0.31 Acres

NONE, Sandy Beach, Saskatchewan

Welcome to this beautifully crafted 2-storey custom home, perfectly positioned on the shores of Sandy Beach. Designed for comfort and versatility, it features 4 bedrooms, 3 bathrooms, plus a fully developed walk-out basement complete with a 2-bedroom, 1-bath suite—ideal for extended family or short-term rentals.

Built with energy-efficient ICF construction from top to bottom and offering in-floor heat throughout—including the expansive 27' x 42' heated garage—this home combines luxury and practicality in every corner. The gourmet kitchen impresses with double wall ovens, a gas cooktop, and a walk-through pantry connecting to the mudroom for added convenience. The spacious dining area opens to a large lake-facing deck with two covered sections—perfect for outdoor dining or relaxing in any weather. Upstairs, you'll love the bright bonus room with stunning views, the serene primary suite with a spa-inspired 5-piece ensuite, and two additional bedrooms sharing a Jack & Jill bathroom—great for families. The lower level offers more room to live and play with a home theatre, cozy den, and extra storage built beneath the garage. The separate basement suite has its own entry—ready to host guests or generate income. This property truly has it all—smart design, incredible space, and unbeatable access to lakefront living.



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, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Double Oven, Gas Cooktop, Water Softener
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, No Neighbours Behind, Lake
Roof	Asphalt Shingle
Construction	Stucco, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 25th, 2025
Days on Market	104
Zoning	REC

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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