

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

MLS® #A2213571

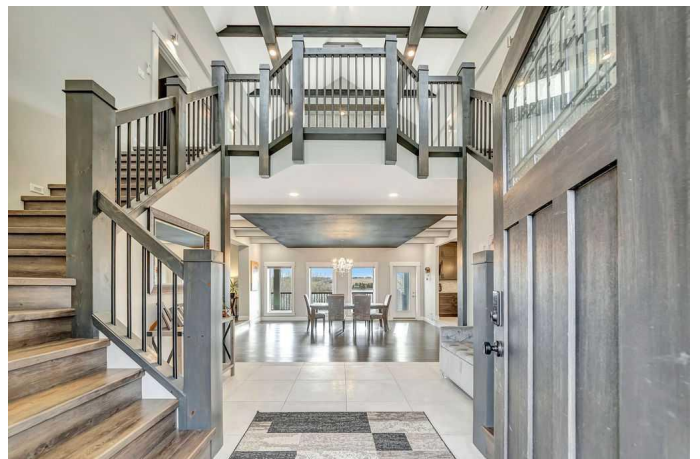
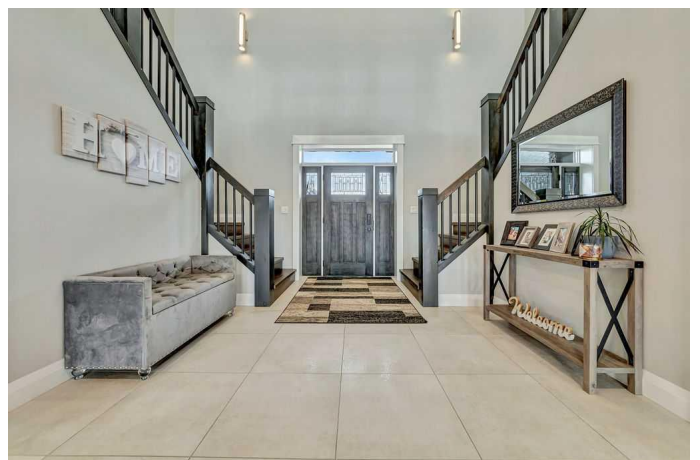
**\$969,000**

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 | 102              |
| Zoning         | REC              |

## Listing Details

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

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