



GRASSROOTS
REALTY GROUP

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**202 Lakeshore Drive
Brightsand Lake, Saskatchewan**

MLS # A2237706



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,357 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Single Garage Detached		
Lot Size:	23.70 Acres		
Lot Feat:	Garden, Lake, Landscaped, Lawn, Many Trees, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Discover your dream property on Lakeshore Drive at the picturesque Brightsand Lake, SK. This immaculate bungalow spans over 1,300 sq. ft. on a sprawling 23.7-acre estate, offering pristine grounds and a serene lifestyle. Interior features include vaulted ceilings, providing an airy, spacious feel. Vinyl plank flooring throughout offers easy maintenance and modern appeal. The included appliance package has the convenience of a double oven for all your culinary needs. A primary bedroom features an ensuite for added convenience and luxury. Exterior and Grounds feature a double attached heated and insulated garage for your vehicles and projects, plus a single garage and two storage sheds for additional storage space. Two decks, with the back deck covered is perfect for enjoying the outdoors in any weather. You'll love the expansive lawn and garden area for outdoor activities and relaxation. Abundant trees provide privacy and a beautiful natural setting. With close proximity to the lake, enhancing the property's appeal and offering recreational opportunities. Both parcels of land have Crystal Bay sunset community water. Experience the perfect blend of comfort, functionality, and natural beauty in this exceptional property at Brightsand Lake.