



**GRASSROOTS**  
REALTY GROUP

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**1304 Sand Place  
Brightsand Lake, Saskatchewan**

**MLS # A2247530**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Wood	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	REC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** none

Brightsand Lake Home located at Sand Place in Evergreen is home features a double insulated garage 24X24 and a Self contained 12x24 suite(consita) behind it with a full bathroom kitchenette, a bedroom, and a living room. The suit has its own septic tank and hot water tank The home features 3 bedrooms and 2 bathroom the kitchen has a dining area flowing through o the living room with a wood burning fireplace, and electric heat. The 3 bedroom are all up stairs with a half bath and a cozy sitting area. There is also second living room on the main floor or you could make it a larger dining room. The 4 piece bathroom has a spot plumbed for a stackable washer and dryer. Basement is a full concrete 4FT high crawl space lots of storage and 600 gal water tanks to hold the water, sump pump and hot water are Outside is a large deck, a wood shed, no neighbours in the back, a well, and septic with the house. Only minutes from the beach. Come and check it out.