



**GRASSROOTS**  
REALTY GROUP

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## 21 Sandy Beach Regional Park Sandy Beach (Sask), Saskatchewan

**MLS # A2265591**



**\$369,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Driveway, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Beach, Few Trees, Lake, Views		

<b>Heating:</b>	Fireplace(s), Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Other
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	36-51-28-W3
<b>Zoning:</b>	Rec
<b>Utilities:</b>	-

**Inclusions:** None

If you've been dreaming of lakefront living with one of the best views on the water, this year-round cabin at Sandy Beach Regional Park could be your perfect retreat. Located on the south end of the lake and just steps away from the main sandy beach and designated public swimming area, this property offers 864 sq. ft. of open-concept living designed to maximize light and views. The main living area features large windows overlooking the lake, filling the space with natural light and offering stunning sunset views. A cozy fireplace creates a warm, inviting atmosphere year-round. The layout includes two bedrooms and a four-piece bath, plus a welcoming sunroom/foyer, ideal for morning coffee or extra living space. Step out onto the spacious lakefront deck to relax, entertain, or simply take in the peaceful surroundings. The property also includes a 16' x 24' garage with a loft, ready to finish to your liking. Shingles were replaced on the home about six years ago. Sandy Beach is a gated community featuring a 9-hole golf course, pickleball court, playground, horseshoes, and a variety of social events to enjoy. Lakefront opportunities like this don't come along often, your slice of paradise awaits!