



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**#27 West Bay Estates**  
**Sandy Beach (Sask), Saskatchewan**

**MLS # A2275187**



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Irregular Lot, Lake, Landscaped, Lawn, Waterfront		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Walk-In Closet(s)		

**Inclusions:** none

Imagine waking up to breathtaking views of the serene waters at Sandy Beach, Lloydminster's hidden gem, located on the Saskatchewan side. This beautiful property sits on an owned lot, offering a perfect blend of tranquility and convenience. As you step inside, you're greeted by a spacious kitchen and living room area, perfectly designed for entertaining or cozying up by the wood-burning stove, which efficiently heats the entire house, plus it has a furnace hooked up to a propane tank. The main floor also features two comfortable bedrooms, ideal for family members or guests. However, the pièce de résistance is undoubtedly the master bedroom suite located on the upper floor. This luxurious retreat boasts an en-suite bathroom, complete with a relaxing Jacuzzi tub, and opens up to a wraparound balcony, perfect for taking in the panoramic views of the surrounding landscape. One of the most striking features of this unique home is the see through floor on the upper level, offering a fascinating glimpse down to the main floor below. This thoughtful design element adds an extra layer of depth and visual interest to the space, making it truly one-of-a-kind. Additionally, the property comes with a double attached garage, providing ample space for vehicles and storage. Whether you're looking to host summer BBQs, enjoy quiet moments of solitude, or simply take in the natural beauty of the area, this waterfront property at Sandy Beach is an absolute dream come true. Its perfect blend of style, functionality, and tranquility makes it an ideal haven for anyone looking to make Lloydminster their home.