

# \$539,000 - 91 Oliver Avenue, Gull Lake

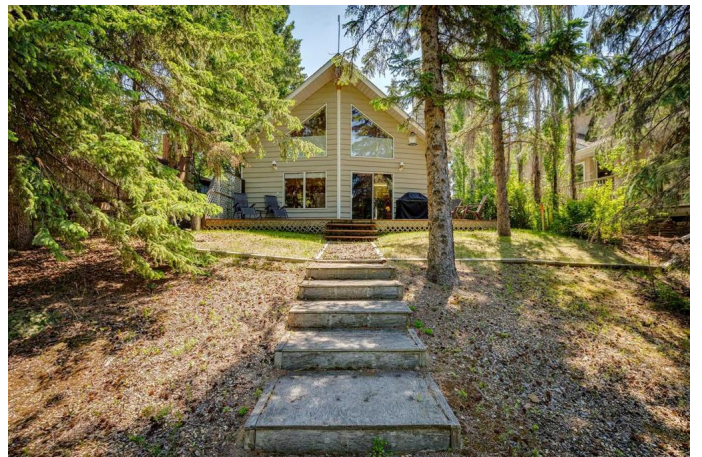
MLS® #A2208505

**\$539,000**

2 Bedroom, 1.00 Bathroom, 1,390 sqft  
Residential on 0.89 Acres

NONE, Gull Lake, Alberta

Welcome to 91 Oliver Avenue—a LAKEFRONT, YEAR-ROUND RETREAT in the sought-after Village of Gull Lake. This charming one-and-a-half storey home offers great curb appeal, featuring a front deck, an upper balcony, a spacious front yard with a greenhouse, and an oversized detached double garage. The wraparound deck leads you to the front entrance, where you'll step into an inviting open-concept kitchen, dining, and living area—perfect for entertaining family and friends. The main living space boasts a stunning wood finished vaulted ceiling and an abundance of natural light from two stories of windows overlooking the private, treed backyard. The kitchen offers plenty of cabinetry, while the cozy wood-burning fireplace in the living room sets the mood for relaxing evenings after a day on the lake. The main floor also includes the primary bedroom, a second bedroom, a 3-piece bathroom, laundry room, and a den with a closet that could function as a third bedroom or home office. A spiral staircase leads to a versatile loft—ideal as a reading nook, yoga space, or an additional sleeping area. The detached 24'™ x 30'™ garage is well-equipped with two overhead doors, in-floor heat, a center floor drain, and a small workbench—providing ample room for vehicles, tools, toys, and lake gear. Out back, enjoy the spacious deck or head down to the lower fire-pit area with its own woodshed. This property comes with riparian rights, meaning your ownership of



nearly an acre of land (0.89 acres) extends all the way to the beach area. When you're not enjoying the lake or your own outdoor oasis, you're just a short walk to local amenities like the Wooden Shoe store, the Ice Cream Shop, the Village of Gull Lake Community Centre, playgrounds, parks, and tennis/pickleball courts. Recent updates include: shingles on the house (2017) and garage (approx. 2015), a new grey water drain system (2019), hot water tank in the house (2023) and in the garage (approx. 2019). This property is truly a lakefront gem—move-in ready and packed with charm.

Built in 1994

### Essential Information

MLS® #	A2208505
Price	\$539,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,390
Acres	0.89
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	91 Oliver Avenue
Subdivision	NONE
City	Gull Lake
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	See Remarks
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Landscaped, Lake, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Maximum
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