\$575,000 - 97 Oliver Avenue, Gull Lake

MLS® #A2264062

\$575,000

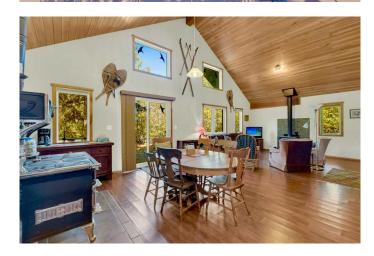
4 Bedroom, 1.00 Bathroom, 1,354 sqft Residential on 1.15 Acres

NONE, Gull Lake, Alberta

Welcome to 97 Oliver Avenue â€" a lakefront, newer-built, year-round acreage in the highly sought-after Village of Gull Lake. This charming one-and-a-half-storey property offers fantastic curb appeal with its front deck, birch exterior, durable metal roof, spacious front yard, and detached single garage. Inside, the main living area showcases a beautiful wood-finished vaulted ceiling with Douglas Fir beams and two stories of windows that fill the space with natural light while offering stunning views of the private, treed backyard. The kitchen features modern cabinetry and a refurbished antique working stove, while the adjoining dining area easily accommodates a large tableâ€"perfect for gatherings with family and friends. The inviting living room centers around a cozy wood-burning stove, creating the perfect atmosphere for relaxing after a day on the lake. The main floor also includes three bedrooms, a 4-piece bathroom, a front entryway, and a large laundry/storage room with a sink. A striking Douglas Fir staircase leads to the versatile loft, currently used as a large bedroom but easily adaptable as a reading nook, yoga studio, or creative space. Outside, the lakeside of the home features a spacious back deck, lawn area, and fire-pit, with a pathway leading directly down to the beach. The property includes riparian rights, so ownership of over an acre extends right to the beach. When you're not enjoying your private slice of the lake, you're just a short walk to beloved local spots like the Wooden







Shoe store, the Ice Cream Shop, the community centre, playgrounds, parks, and tennis/pickleball courts. Additional highlights include: all furnishings and kitchen items included (making this a true turnkey home), hot and cold outdoor taps, crawl-space storage, an oversized 2,000-gallon septic holding tank, a new hot water tank in 2021, an electric backup heater in the crawl space, and the quality of modern construction (built in 2008)—a rare find among lakefront properties in the area. Move-in ready, full of charm, and perfectly located, this Gull Lake gem has everything you've been looking for in a year-round lakefront retreat.

Built in 2008

Essential Information

MLS® # A2264062 Price \$575,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,354
Acres 1.15
Year Built 2008

Type Residential

Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 97 Oliver Avenue

Subdivision NONE

City Gull Lake

County Lacombe County

Province Alberta
Postal Code T4L 2N1

Amenities

Parking Single Garage Detached

of Garages

Is Waterfront Yes

Interior

Interior Features Vaulted Ceiling(s)

Appliances See Remarks

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces

Fireplaces Wood Burning Stove

1

Has Basement Yes

Basement Partial

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Landscaped, Private, Treed, Waterfront

Roof Metal

Construction Wood Siding

Foundation ICF Block

Additional Information

Date Listed October 11th, 2025

Days on Market 22

Zoning R1

Listing Details

Listing Office Century 21 Maximum

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