

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

MLS® #A2208505

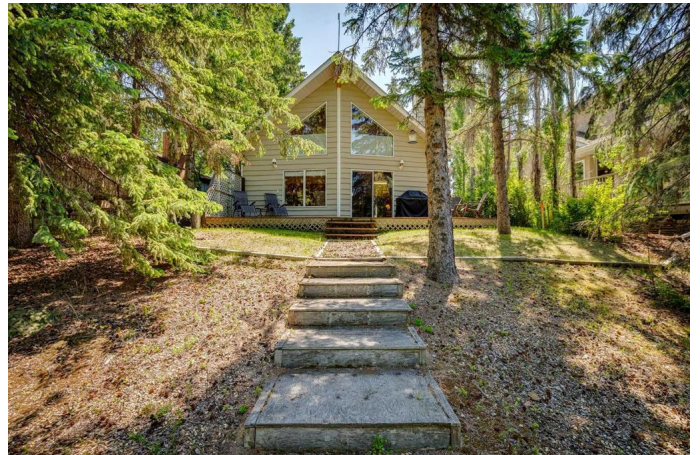
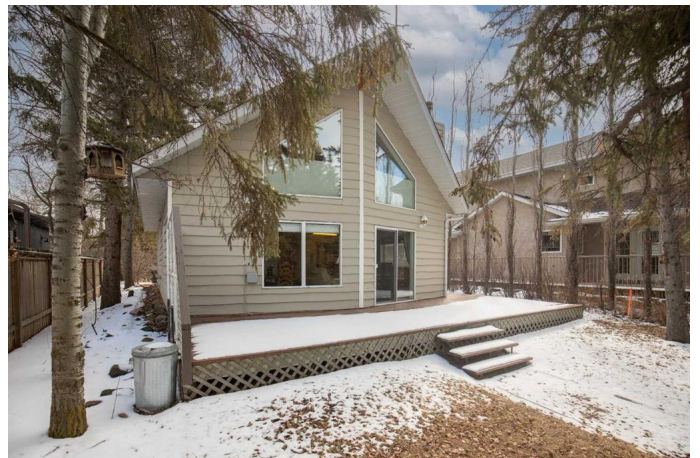
\$539,000

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 youâ€™re not enjoying the lake or your own outdoor oasis, youâ€™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 gemâ€”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 | 1 and Half Storey, Acreage with Residence |
| 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 | Lake, Landscaped, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 33 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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