

\$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 – 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 table – 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)â€”a rare find among lakefront properties in the area. Move-in ready, full of charm, and perfectly located, this Gull Lake gem has everything youâ€™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	Acreage with Residence, 1 and Half Storey
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	1
Is Waterfront	Yes

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, 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	3
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.