



**8 Oliver Avenue
Gull Lake, Alberta**

MLS # A2304216



\$1,190,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,879 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.38 Acre | | |
| Lot Feat: | Level, Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Boiler | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Log | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Natural Woodwork, Wood Windows | | |

Inclusions: Fridge (Icemaker not working), Furnished as is, Garage contents

Where the pines meet the water, this exceptional Douglas fir log home at Gull Lake makes a statement that few properties can. A 2009 log package carefully completed in 2012, the home benefited from years of use as a beloved summer getaway — allowing the logs to cure naturally over time, yielding remarkably little settling and a home that presents in truly immaculate condition. Spanning just under 2,700 square feet of masterfully crafted living space, it blends the timeless warmth of handcrafted logs with thoughtful modern updates — including a 2019 fully renovated gourmet kitchen and state-of-the-art appliances. Expansive windows and soaring ceilings bring the outside in, while both a pellet stove and fireplace make every evening feel like an occasion. The south-facing deck frames spectacular sunset views, and multiple upper-level balconies extend your connection to this remarkable natural setting. Built for Alberta's full range of seasons — in-floor boiler heat, forced air, metal roof, concrete slab construction. Has its own well and has a shared septic tank and filed with the neighbours on the west side (common in Gull Lake). A detached garage, private well, and 0.38 acres complete this rare lakeside offering.