



GRASSROOTS
REALTY GROUP

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56 Lakeview Avenue
Gull Lake, Alberta

MLS # A2333892



\$527,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.45 Acre		
Lot Feat:	Corners Marked, Irregular Lot, No Neighbours Behind, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork		

Inclusions: N/A

Welcome to 56 Lakeview Avenue, a beautifully renovated four-season home nestled on one of Gull Lake's most desirable roads. Situated on the opposite side of Lakeview Avenue from the shoreline, this property enjoys the best of both worlds—easy access to the lake while offering a substantially larger 0.45-acre, almost fully treed lot that provides exceptional privacy, abundant parking, and room to grow. Just steps from multiple public pathways leading to the shoreline, you'll be on the beach in minutes. The new owner is eligible to apply for a Village permit for a boat lift, making it easy to enjoy everything Gull Lake has to offer. The home is also within a short walk of the Summer Village Community Centre and the popular Wooden Shoe, where you'll find groceries, convenience items, and everyone's favourite stop for ice cream on a warm summer day. Inside, the home has been extensively refreshed with a stunning new kitchen featuring new appliances, a beautifully renovated bathroom, new flooring, updated lighting, and a bright, modern interior that's ready to enjoy from day one. Outside, a brand-new wraparound deck spans three sides of the home, creating exceptional outdoor living space while taking full advantage of the west-facing exposure for afternoon and evening sunshine. Additional updates include a new roof, newer water well, septic tank and field, plus three storage sheds for all your recreational gear. Whether you're searching for a year-round residence or the perfect recreational getaway, this property offers incredible flexibility. The spacious lot provides excellent potential for a future garage and, subject to Summer Village regulations, offers the opportunity for seasonal holiday trailer use—ideal for hosting family and friends all summer long. If you've been searching for an updated

lake property that combines privacy, space, and an unbeatable Gull Lake lifestyle, this one checks all of the boxes.