



GRASSROOTS
REALTY GROUP

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91 Oliver Avenue
Gull Lake, Alberta

MLS # A2340360



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,372 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces R		
Lot Size:	0.89 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lake, Lar		

Heating:	Baseboard, In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Microwave, Washer Dryer, All Window Coverings & Blinds, 2 Garage Door Opener plus controls, greenhouse, deck swing chair, picnic table, shed

Welcome to your dream LAKEFRONT RETREAT in the highly sought after village of GULL LAKE! This beautiful A-FRAME is the perfect blend of YEAR-ROUND comfort, NATURAL BEAUTY, PRIVACY and the relaxed lake lifestyle you've been waiting for. ~TUCKED AWAY among mature trees on a beautifully treed and private lot on the desirable OLIVER AVENUE, this property offers a rare opportunity to enjoy lakefront living in a peaceful, family-oriented community. The treed lot extends all the way to the lake, with easy access through the trees to the beach, making it effortless to enjoy everything GULL LAKE has to offer! Step inside and prepare to fall in love with the OPEN-CONCEPT INTERIOR, soaring VAULTED CEILINGS and GORGEOUS TONGUE-AND-GROOVE DETAILING that create the quintessential warm and inviting A FRAME Atmosphere. Large windows fill the home with natural light while bringing the beautiful outdoor surroundings right inside. The spacious kitchen offers an abundance of cabinetry and storage, flowing seamlessly into a generous dining area that is perfect for family meals, entertaining and gathering with friends. The inviting living room is the heart of the home, featuring a beautiful WOOD BURNING fireplace that adds warmth and ambiance on cozy evenings. A double patio door leads directly to an EXCEPTIONALLY LARGE WRAP AROUND DECK, extending around three sides of the home overlooking the private yard. The main floor features two comfortable bedrooms + a den, a convenient laundry room, and a three-piece bath, while the UPPER LEVEL offers a VERSATILE FLEX ROOM currently used as a primary bedroom. Step outside to a COVERED BALCONY, the perfect perch for enjoying the trees, fresh air, and TRANQUIL LAKE ATMOSPHERE! An incredible 24x30 detached heated garage (underfloor hydronic heating)

and a large floor drain. offers ideal space for vehicle, toys, hobbies, storage or a workshop all year long! OUTSIDE, the property continues impress with a greenhouse, firepit, woodshed, mature trees, and plenty of room to enjoy the outdoors. With year-round living and lakefront access, incredible privacy, a warm and character filled interior, and OUTSTANDING HEATED GARAGE, this is far more than a cottage- ITS A LIFESTYLE! LOCATION IS FANTASTIC, approx 15 minutes to Lacombe, 25 minutes to Red Deer, offering a balance of perfect lake living and convenience to amenities, services and city life. New stainless dishwasher, stove, and fridge, a new fence, and your very own GOLF CART, registered to drive in the Village of gull lake! Don't let this one slip away.