

# \$350,000 - 66, Oliver Avenue, Gull Lake

MLS® #A2205978

## \$350,000

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.36 Acres

NONE, Gull Lake, Alberta

Here's your chance to start building memories with your family at the lake. A rare find on Oliver Ave, a house with full basement. Current owners have used and enjoyed this property for 46 years. A 3 season Cabin that could easily be turned into a year round bit of paradise. The basement is open and ready to be developed. The deck is big enough to entertain plenty of family and friends and then enjoy the evening sunsets in a peaceful tranquil setting. Large 200 foot lot provides tons of room for the boats, sea doo and other recreation toys. Basically a turn key operation. The owners are leaving almost everything from furniture to dishes to outside maintenance equipment. Plenty of room for storage under the deck which has been sided and functions as a shed. Solid home that has been thoroughly enjoyed by the owners family for close to 50 years. Now it's your turn to turn summer fun into a lifetime of family memories.

The Summer Village of Gull Lake is a great place for kids during the summer offering organized recreational daytime programming at the village hall.

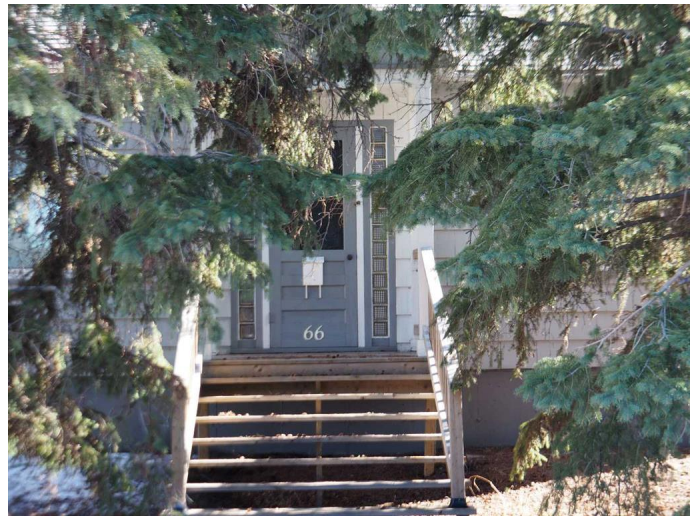
Built in 1951

## Essential Information

MLS® # A2205978

Price \$350,000

Bedrooms 2



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 848         |
| Acres          | 0.36        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 66, Oliver Avenue |
| Subdivision | NONE              |
| City        | Gull Lake         |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0C 0J0           |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Pantry, Sump Pump(s), Wood Windows |
| Appliances        | See Remarks                        |
| Heating           | Space Heater, Wood Stove           |
| Cooling           | None                               |
| Fireplace         | Yes                                |
| # of Fireplaces   | 1                                  |
| Fireplaces        | Wood Burning Stove                 |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Lake, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Wood Siding                       |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 54               |
| Zoning         | r                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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