



GRASSROOTS
REALTY GROUP

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**101 Lakeview Avenue
Gull Lake, Alberta**

MLS # A2252686



\$484,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	798 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached, Gravel Driveway, Heated Garage,		
Lot Size:	1.15 Acres		
Lot Feat:	Back Yard, Beach, Front Yard, Lake, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood	Sewer:	Holding Tank, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Piling(s)	Utilities:	Propane
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Window Coverings, Garage Door Opener & Control, Garage Heater, Garden Shed

WELCOME TO YOUR NEW LAKEFRONT RETREAT IN THE SUMMER VILLAGE OF GULL LAKE! Nestled on a 1.15 acre lakefront lot, this charming home offers an unparalleled lakeside living experience. Be greeted into the home by the screened sunroom which is a perfect area to kick back and relax and offers a built in BBQ station. The cozy two bedroom, one bathroom bungalow is perfect for those seeking a peaceful year round escape. The interior has recently undergone renovations which include a new kitchen with all new appliances, Culligan water purifying system, along with new paint throughout. Hardwood floors throughout make cleaning a breeze. Other extras under the home include new sprayfoam insulated skirting as well as extra water shut off valves. The detached 18' wide x 24' deep garage has updated 240v wiring, a new garage door, insulation and poly. At this property, outdoor space is the coveted feature. On the north side of the home, you'll find a large deck with an outdoor shower area perfect for when you come back from a day on the lake. If you have pets or kids, the newly constructed fence offers space for them to run around and play safely. Step out the gate and head down the treed lot to the beach and lake where your year round activities are endless. Don't miss this rare opportunity to own a piece of paradise on Gull Lake.