

# \$429,900 - 97 Premier Avenue, Gull Lake

MLS® #A2225709

**\$429,900**

5 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 0.92 Acres

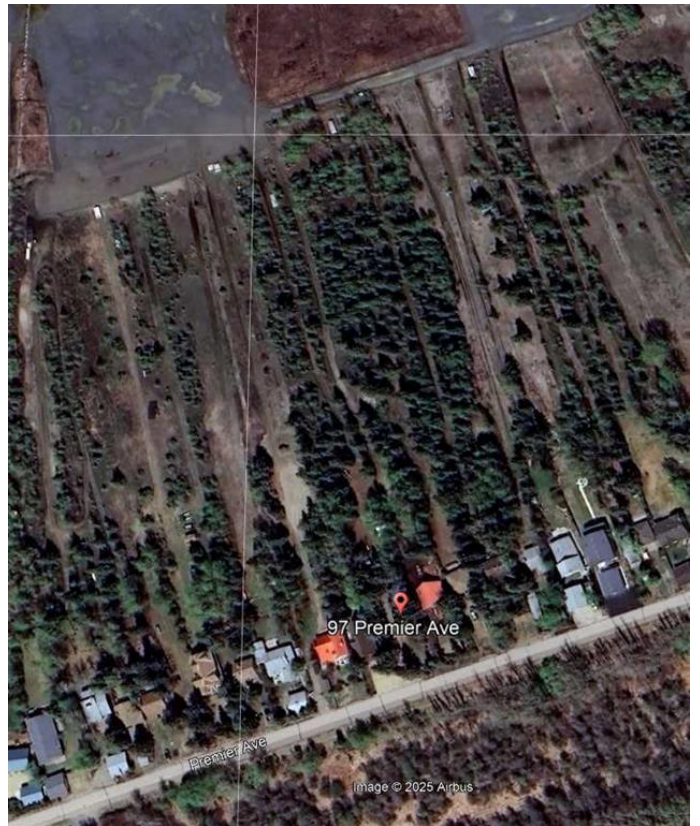
NONE, Gull Lake, Alberta

Get the swimming trunks and sunscreen packed. It's your turn to start making family memories out at the lake. Bring boats and toys. There's plenty of Room. Desirable lakeside cabin on Premier Ave. This 5-bedroom cabin provides ample space for family and friends. Waste away the days at the beach and relax during the evenings around the campfire roasting hot dogs. There's no life like the lake life. Summer Village has plenty of day programs for the young ones to take part in. It's a great life. Riparian rights allow property owners access to use their land up to the water line. Property would work as a 4 season home with minimal updates (add spray foam insulation under floor and connect ducting to existing furnace for heat distribution)

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225709    |
| Price          | \$429,900   |
| Bedrooms       | 5           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,176       |
| Acres          | 0.92        |
| Year Built     | 1947        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | Cottage/Cabin |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 97 Premier Avenue |
| Subdivision | NONE              |
| City        | Gull Lake         |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0C 0J0           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan         |
| Appliances        | Electric Stove, Refrigerator           |
| Heating           | Forced Air, Electric, Wood Stove, Wood |
| Cooling           | None                                   |
| Basement          | None                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Beach, Wooded, Lake, Treed |
| Roof              | Metal                                                               |
| Construction      | Wood Frame                                                          |
| Foundation        | None                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 68             |
| Zoning         | R              |

### Listing Details

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

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