

\$1,200,000 - 92/94 Montague Street, Lunenburg

MLS® #202307303

\$1,200,000

4 Bedroom, 3.50 Bathroom, 2,272 sqft

Residential on 0.05 Acres

B1, Lunenburg, NS

Be the envy of your friends with this property that captures the breathtaking views that everyone comes to Lunenburg for from your own living room. Elevated above the hustle and bustle of Lunenburg's harbour front this property enjoys one of, if not the best views of the harbour and Bluenose II at her berth. The property is zoned General Commercial, allowing one the option to continue as a single family residence with a full guest suite in the lower level or the opportunity for a home and business! This sweet property underwent a complete renovation inside and out in the last 7 years top to bottom, inside and out. Inside, the main floor enjoys an open concept main living area /kitchen and dining with a bank of windows on the water side taking in marvellous views of the harbour and a front row seat to the all the activity on the waterfront. Also on the main floor is the primary bedroom with a full ensuite bath along with a half bath. Upstairs enjoys two bedrooms, a full bath and laundry facilities. The lower level is a wonderful, self containment guest suite/apartment with kitchen, living room, laundry bathroom and a large bedroom. Your guests will also enjoy Harbour views from their own private deck with steps leading up to Montague Street. Outside you have a nice little side fenced in yard and a private sitting area in your own pergola. You are only steps away to some of our best restaurants, shops, art galleries, music and culture and much more that our beautiful Town



has to offer. Across the street there is public access to the harbour with a dingy dock. Laid out over 3 levels, this property has room for living, studio space, for creating & lots of retail space for selling. A rare residential location in Lunenburg! A 3D video, drone video and floor plans are available. Can be purchased furnished!

Built in 1885

Essential Information

MLS® #	202307303
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.05
Year Built	1885
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 25th, 2023

Community Information

Address	92/94 Montague Street
Area	South Shore
District	405-Lunenburg County
Sub-District	B1
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, None

View	Bay, Harbour, Ocean
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	General/Commercial
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Lunenburg)
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Listing information last updated on November 4th, 2025 at 5:03pm AST