

\$275,000 - 53 Station Road, Western Shore

MLS® #202309149

\$275,000

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.22 Acres

A2, Western Shore, NS

Move-in ready with development potential! Not just a beautiful home but also a fantastic investment. Here is your perfect starter or downsizing home and your retirement plan, all-in-one! This 2-bedroom bungalow has a lot more to offer than meets the eye. Located on a valuable, Hamlet-zoned lot and on municipal sewer, meaning no expensive septic tanks and more flexibility when developing in the future. Hamlet zoning allows for up to 4 units with only a building permit and could potentially hold more with development permits. Situated on a large, almost-10,000 sq foot lot, there is plenty of room for expansion. You will be immediately charmed by the sweet yet stylish curb appeal. The large, western-facing front porch is big enough to allow for a couple of chairs where you can sit and enjoy the evening sunsets. Inside, you will be welcomed by quality vinyl flooring, a bright, open floor plan and many beautiful and unique features. Details like the gorgeous quartz countertops and marble backsplash in the kitchen, cultured stone in the bathroom, exposed brick chimney and sliding barn doors all add to its charm and beauty. The primary bedroom is located at the rear of the house, immediately adjacent to the bathroom and laundry room, providing privacy, convenience and an ensuite-feel. The second bedroom is located at the front of the house and has double barn doors, adding not just charm, but also functionality by creating a more open feel and the possibility of a flex space, such as an office or den. For those that



love the warmth of a wood stove, there is the option to install one as the chimney has been left in place. Through the sliding patio doors you will find a huge, 12 by 25-foot, south-facing deck that leads to a large, cleared and landscaped, flat-to-gently sloping yard that is just waiting for your personal touch. Western Shore is located on the beautiful South Shore of Nova Scotia, not far from the famous Oak Island.

Built in 1956

Essential Information

MLS® #	202309149
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.22
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 8th, 2023

Community Information

Address	53 Station Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 1K0

Amenities

Utilities	Cable Connected, Electricity Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Partial, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Air Realty Limited
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