

\$324,900 - 13152 Highway 3, Upper Lahave

MLS® #202319714

\$324,900

3 Bedroom, 2.50 Bathroom, 2,151 sqft

Residential on 0.94 Acres

B3, Upper Lahave, NS

Welcome to 13152 Highway 3, a unique property nestled on a generously sized lot offering a blend of residential comfort and commercial potential. This 2-bedroom, 1 ½ bath home boasts a separate 1-bedroom, 1-bath unit, making it ideal for a variety of living arrangements and investment opportunities. With an expansive primary bedroom, convenient circular driveway, and 3 ductless heat-pumps, this property combines convenience and versatility. With its strategic location, generous parking space, and versatile layout, this property presents numerous business opportunities, whether you're considering a home-based venture or commercial endeavor. The main living quarters feature 2 bedrooms and 1 ½ baths, providing ample space for a family or potential renters. In addition to the main residence, this property boasts a separate 1-bedroom unit, perfect for extended family, guests, or as an income-generating rental. Located just 5 minutes from Bridgewater, 10 minutes from Lunenburg, and a little over an hour's drive from Halifax, this property offers the perfect balance of rural tranquility and urban accessibility. With almost an acre-sized lot, there's plenty of room for outdoor activities, gardening, or expansion possibilities. Don't miss the chance to own this exceptional property that combines comfortable living with income-generating potential. Whether you're looking for a family home with extra rental income or an investment property with



promising prospects, this property offers it all.

Built in 1975

Essential Information

MLS® #	202319714
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,151
Acres	0.94
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 4th, 2023

Community Information

Address	13152 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Upper Lahave
County	Lunenburg
Province	NS
Postal Code	B4V 7C6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Paved

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2

Stories	2 Storey
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Bridgewater Elementary School
Middle	Bridgewater Junior Senior High School
High	Park View Education Centre

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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