

# \$399,900 - 1904 Highway 331, West Lahave

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MLS® #202402135

**\$399,900**

4 Bedroom, 2.50 Bathroom, 2,594 sqft

Residential on 0.72 Acres

C2, West Lahave, NS

Welcome to your next investment opportunity or family home in quiet West Lahave! This well-constructed two-story residence is an enticing prospect for those seeking both comfort and potential rental income. Boasting 3 bedrooms and 1.5 bathrooms on the upper level, 1 bedroom and 1 bathroom downstairs, along with separate kitchens on each floor, this property offers versatility and various opportunities. Capitalizing on its layout with minimal adjustments, this property could be turned into a two-unit rental property. The convenience of a double wrap-around driveway ensures ample parking and ease of access for both upper and lower levels. Beyond its investment potential, this property is also perfect for a growing family looking for extra space. Large windows throughout the home offer views of the Lahave River. Enjoy the views on sunny days from the front balcony. Then cozy up in the evenings around the wood stove, providing warmth and ambiance during colder seasons. Don't miss out on this fantastic opportunity to secure your slice of West Lahave living. Just 10 minutes to the town of Bridgewater your amenities are never far. Call today to see the potential of this property!



Built in 1981

## Essential Information

MLS® #

202402135

Price	\$399,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,594
Acres	0.72
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 3rd, 2024

### Community Information

Address	1904 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	West Lahave
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Circular Driveway, Double, Paved, Shared
# of Garages	1

### Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

**Exterior**

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake
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