

# \$825,000 - 219 Montague Street, Lunenburg

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MLS® #202427291

**\$825,000**

4 Bedroom, 3.50 Bathroom, 3,048 sqft

Residential on 0.06 Acres

B1, Lunenburg, NS

OLD-TOWN ANOMALY -- Here's something that you don't find in Old-Town Lunenburg every day! On the outside, this handsome waterfront district residence appears to be a century or more old with its shingle siding & craftsmen architectural detailing. However, this 3000+ sq ft home is just 22 years young and a departure from the typical Old-Town offering featuring a bright & fresh interior, modern systems, & a fully finished basement. The 4 bed/3.5 bath home enjoys a sunny corner lot on a colourful downtown streetscape. The main floor living space has a casual elegance w/ warm neutral wall colours & white trim anchored by natural hardwood flooring throughout. A large living room w/ propane stove adjoins a lovely sunroom at the front of the house...relax and take in the view of Lunenburg's iconic waterfront. A spacious eat-in kitchen adjoins a large formal dining room & a convenient main floor powder room is off the front foyer. Upstairs, the bright & spacious primary bedroom w/ double closets & 4-pc ensuite enjoys a private balcony overlooking the harbour & pretty streetscape. Down the hall are 2 more bedrooms, a large walk-in closet/dressing room & 4-pc family bathroom. But we're not done yet! No 'old house basement' here!...instead, find a completely finished lower level guest suite complete w/ kitchen area & full bath. With its own entry these lower quarters are ideal for extended stays by visiting family or guests, or income potential from either long or short-term



rentals. This unique property also includes a single car garage & an interlocking brick parking area where your car will spend most of its time as it won't be needed. In this marvellous location, everything you need is within a few blocks of your doorstep...groceries, post office, banks, and a host of interesting shops, restaurants & cafes. If you've been looking to make the move to Lunenburg, this special property represents an opportunity you won't see again soon in Old-Town, so don't miss out!

Built in 2002

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202427291               |
| Price          | \$825,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,048                   |
| Acres          | 0.06                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 27th, 2025        |

**Community Information**

|              |                      |
|--------------|----------------------|
| Address      | 219 Montague Street  |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | B1                   |
| City         | Lunenburg            |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0J 2C0              |

## Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                |
| Parking        | Detached, Single, Wired, Brick, Interlocking                     |
| # of Garages   | 1                                                                |
| View           | Bay, Harbour, Ocean                                              |

## Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Secondary Suite, High Speed Internet                      |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating           | Baseboard, Furnace, Hot Water, Stove                      |
| Fireplace         | Yes                                                       |
| Fireplaces        | Propane                                                   |
| # of Stories      | 2                                                         |
| Stories           | 2 Storey, Three Or More                                   |
| Has Basement      | Yes                                                       |
| Basement          | Full, Finished, Walk-Out Access                           |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Under 0.5 Acres, Landscaped, Level |
| Roof              | Asphalt                            |
| Construction      | Shingle Siding                     |
| Foundation        | Concrete Perimeter                 |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Bluenose Academy           |
| Middle     | Bluenose Academy           |
| High       | Park View Education Centre |

## Additional Information

|        |                                    |
|--------|------------------------------------|
| Zoning | Lower Density Residential-Old Town |
|--------|------------------------------------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Red Door Realty(Lunenburg) |
|----------------|----------------------------|

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Listing information last updated on November 4th, 2025 at 10:17pm AST