

\$325,000 - 45 Kaulbach Street, Lunenburg

MLS® #202428399

\$325,000

2 Bedroom, 1.00 Bathroom, 1,843 sqft

Residential on 0.09 Acres

B1, Lunenburg, NS

OLD-TOWN EQUITY BUILDER! -- There aren't many of those great 'fixer-uppers' left in Old-Town Lunenburg, so if you've got some imagination and some energy you could transform this solid century house into your dream home...and at this price, it would be a solid investment at the same time! Larger than it looks from the street, this 1800+ square foot home has high ceilings, a lovely original staircase, original trim work inside and out, and an interesting layout with surprisingly generous rooms and plenty of closet space. The basic kitchen is prime for a redo and has access to the side yard and a deck that wraps around to the back where it looks out over a private level yard and the rooftops of houses on the streets below. Upstairs are two spacious bedrooms plus a large bathroom and a bonus room at the back of the house. The basement has good height and is ideal for workshop or storage. Perched near the top of Kaulbach Street, this is a sought-after Old-Town neighbourhood...surrounded by beautifully restored heritage homes with some of Lunenburg's most iconic buildings like the Lunenburg Academy and Saint John's church just blocks away. Roll up your sleeves, this one deserves some TLC and attention, but would be well worth the investment.



Essential Information

MLS® #

202428399

Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,843
Acres	0.09
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 14th, 2025

Community Information

Address	45 Kaulbach Street
Area	South Shore
District	405-Lunenburg County
Sub-District	B1
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Dryer, Washer
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Level, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding

Foundation Stone

School Information

Elementary Bluenose Academy
Middle Bluenose Academy
High Park View Education Centre

Additional Information

Zoning Medium Density Residential-Old Town (RM-OT2-L1)

Listing Details

Listing Office Red Door Realty(Lunenburg)

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