

\$437,500 - 274 Wolff Avenue, Lunenburg

MLS® #202502460

\$437,500

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.17 Acres

B1, Lunenburg, NS

CURB APPEAL! Set on a nice corner lot in a quiet location of town, this ~1200 sq ft live-on-one-level home is a special find in popular Lunenburg. Not your typical boring bungalow, this home boasts an attractive facade featuring 2 gable dormers and its attached garage positioned at the side to give the home greater curb-appeal. The interesting design continues on the inside, where you'll enjoy a spacious and airy Living Room with large windows and a vaulted ceiling, and a well-appointed Kitchen that adjoins the generous Dining Room. The home features hardwood floors throughout and the main living areas at the front are cleverly separated from the sleeping quarters by a central hall that doubles as a main floor laundry area. Two Bedrooms occupy the back of the house, each with their own 4-piece bath. A mudroom at the kitchen/dining end of the house opens to the garage, and also leads to the home's sprawling lower level. The semi-finished basement provides tremendous potential for additional living space with great height, a cozy woodstove, double French door walk-out, foundation walls already drywalled and plumbing roughed-in for a 3rd full bathroom. Outside the home, enjoy summers on the expansive and sunny front deck with its ideal south-west aspect, tiered garden beds to dabble in, a lower-level patio area by the basement walkout, a shady and private back yard, and plenty of off-street parking with a double paved drive.



Built in 1998

Essential Information

MLS® #	202502460
Price	\$437,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 7th, 2025

Community Information

Address	274 Wolff Avenue
Area	South Shore
District	405-Lunenburg County
Sub-District	B1
City	Lunenburg
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Heated Garage, Wired, Double, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

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

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	Lower Density Residential
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Listing Details

Listing Office	Red Door Realty(Lunenburg)
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