

274 Wolff Avenue, Lunenburg



MLS® 202502460

CURB APPEAL!

\$437,500

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.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 1998

Lot Size: 7,526 sq ft

Style: Bungalow

Floor Space: 1,165 sq ft

Bedrooms: 2

Bathrooms: 2

Flooring: hardwood

Heating: electric baseboards, woodstove

Water: municipal

Sewer: municipal

Parking: double paved driveway

Garage: attached single, wired, heated

Services: electricity, phone, cable,
high-speed internet

Features: corner lot, large deck, patio,
ensuite bath, semi-finished basement

Fireplace/s: woodstove

Zoning: Lower Density Residential

Taxes: ~ \$5,963 (2025)

Rooms

Living Room: 15.3 x 12.3 (Main)

Dining Room: 12.3 x 10 (Main)

Kitchen: 12.3 x 11 (Main)

Bedroom: 12.3 x 10.9 less jog (Main)

Ensuite Bath (4-pc): 8.7 x 4.11 (Main)

Bedroom: 12.3 x 11.5 (Main)

Bath (4-pc): 8.7 x 7.1 (Main)

Foyer/Hall: 5.5 x 4.6 (Main)

Laundry / Hall: 6.4 x 5.4 plus jogs (Main)

Back Entry: 6.11 x 3.9 (Main)

Semi-Finished Basement: 42.7 x 24.3
(Lower)

Directions

TOWN OF LUNENBURG: From Victoria Rd or Green Street, take Centennial Drive to

Wolff Ave and drive 300 meters to civic
#274 on your right. Look for the Red Door
Realty sign!