

# 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.



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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)

## Listing Agents

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## 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!