

44 McKenzie Street, Lunenburg



Lunenburg Opportunity Knocks!

\$410,000

Small but sweet, this charming home features an ideal south-west aspect and enjoys brilliant natural light from dawn to dusk. From its elevated position above the street, the light-filled main living area with high ceilings enjoys pretty views over the large yard with hardy perennials and circular driveway. The 2 bedroom/1 bath home feels spacious because it enjoys so much natural light in combination with a fresh neutral colour pallet. There's even a bonus room that adjoins the main bedroom that could serve as a nursery, office or dressing room. The house was completely rewired in 2012 with 200 Amp service, has newer windows, softwood floors, original staircase and a surprisingly bright full height basement with garden level walkout that just begs to be developed. There's also a lovely little covered back deck off the kitchen with steps down to the yard and driveway. The central location at the very hub of town means it's an easy stroll to the school & recreation facilities, the tennis club, the farmers market and grocery store, while the scenic Harbour Walk trail would take you to all the restaurants, shops and amenities of the waterfront and downtown core in just a few minutes. Move-in ready, this is the ideal year-round home for those looking to down-size, young families and first-time home Buyers, income property investors, or the perfect Pied-a-Terre for HRM city dwellers looking for a weekender in one of the most sought-after small communities on the east coast. A great investment that won't break the bank!



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Property Highlights

Age ±: c. 1879

Lot Size: 5,530 sq ft

Style: 2 Storey

Floor Space: 1134 sq ft

Bedrooms: 2

Bathrooms: 1

Flooring: softwood

Heating: oil-fired forced hot air

Water: municipal

Sewer: municipal

Parking: paved circular driveway

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

Zoning: Residential

Taxes: \$2,275 (2022)

Rooms

Living Room: 13 x 12.2 (Main)
Dining Room: 11.3 x 9.8 less jog (Main)
Kitchen: 11.3 x 10.8 (Main)
Foyer/Hall: 12 x 4.10 (Main)
Bedroom: 12.4 x 11 (2nd)
Bedroom: 10.9 x 8.11 (2nd)
Dressing Rm/Nursery/Office: 10.3 x 9.4 (2nd)
Bath (4-pc): 9.4 x 6.10 plus jog (2nd)
Laundry: 13.6 x 12.1 (Lower)
Utility/Storage: 20.4 x 9.10 + 6.10 x 6.7 (Lower)

Listing Agents

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Directions

Town of Lunenburg: corner of McKenzie and Brook Streets. Look for the Read Door Realty sign!