

22 Hebb Street, Lunenburg



MLS® 202416840

Living on Easy Street! **\$533,000**

Well, it's actually "Hebb Street", but you'll feel life is easy if you make this your home which is all about comfort and worry-free homeownership. Built in 2010, the home shows like brand new and has enjoyed impeccable ownership over its 14 years showing virtually no wear! The home's bright & cheery interior features an open concept main living area under a vaulted ceiling, with hardwood floors and high quality custom blinds throughout. In the summertime, the generous main living area extends to the outdoors via patio doors opening to a large 2-tiered deck. Live on one level with 2 good sized Bedrooms plus full bath & laundry on the main level. The fully finished lower level provides additional living space with a massive Family Room along with a 3rd Bedroom & another full bath. Enjoy year-round comfort with the ductless heat pump on the main level for efficient heat & cooling, and feet warming in-floor hot water radiant heating on the lower level. The extra long, extra high, attached garage has a handy workshop area at the back with access to the back yard. Outside, there's a double paved driveway and immaculate low-maintenance landscaping frames the house with a pretty stone patio at the front and perennials, grasses & flowering shrubs extending around the side & back of the home. Enjoy the benefits of a modern, low maintenance home and a quiet neighbourhood walking distance to the sights & attractions of Lunenburg's historic Old-Town & the famous waterfront. The kids can even walk to school, the community centre & playing fields, and you can take a comfortable stroll to the farmers market or grocery store. Yup, sure sounds like Living on Easy Street!



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Listing Agents

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Property Highlights

Age ±: 2010

Lot Size: 6,985 sq ft

Style: 2 storey, split entry

Floor Space: 1957 sq ft

Bedrooms: 3

Bathrooms: 2

Flooring: hardwood, engineered
hardwood, ceramic tile

Heating: electric in-floor hot water
radiant, electric baseboards, heat pump

Water: municipal

Sewer: municipal

Parking: double paved driveway

Garage: attached single, wired, heated

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

Features: deck, flagstone patio, ductless
air-conditioning

Outbuildings: garden shed

Zoning: Residential

Rooms

Living Room: 17.5 x 13.5 + jog (Main)

Dining Room: 12.8 x 9.10 + jog (Main)

Kitchen: 12.4 x 9.5 (Main)

Master Bedroom: 12.1 x 11.2 (Main)

Bedroom / Den: 12.3 x 10.2 + jog (Main)

Bath (4-pc): 12.2 x 6.8 (Main)

Foyer/Hall: 6.4 x 5.7 (Main)

Family Room: 23 x 14 + 10.10 x 7.5
(Lower)

Bedroom: 13.10 x 10.9 +/- jogs (Lower)

Bath (3-pc): 9.6 x 6.1 (Lower)

Utility/Storage: 25.7 x 5.10 (Lower)

Directions

Town of Lunenburg: From Victoria Rd, turn

onto James Rd, the left onto Hebb St and watch for civic #22 on your right. Look for the Red Door Realty sign!