274 Wolff Avenue, Lunenburg

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 façade 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 3rdfull 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!