

# 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

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

### 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!