

\$795,000 - 44 Montague Street, Lunenburg

MLS® #202524793

\$795,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft

Single Family on 0.09 Acres

Lunenburg, Lunenburg, Nova Scotia

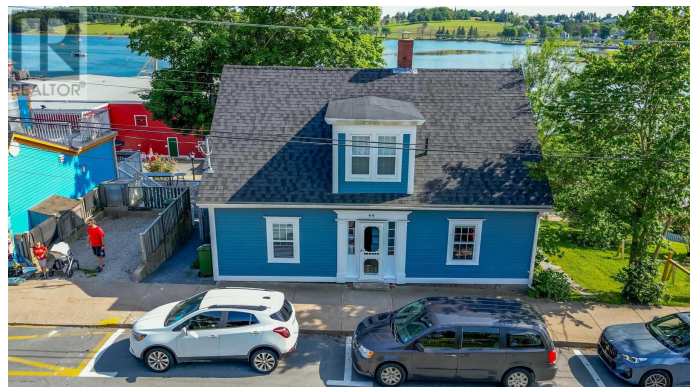
Ideally situated in the heart of the thriving Lunenburg waterfront, and overlooking the world-famous Fisheries Museum of the Atlantic. Old Town Lunenburg is one of only two urban communities to be designated as a UNESCO World Heritage site. The hustle and bustle extends from the working harbour to the vibrant waterfront and downtown. This unique property has many possibilities. The lot is double wide and has been approved for a carriage house/studio/garage on the west side. Additionally, the property is zoned residential and commercial so the location is perfect for retail or office. The finished upper unit is well-appointed and features large bedrooms, cathedral ceilings, hardwood and slate flooring. Sunset views from the back deck are spectacular. The lower, one bedroom unit has a separate walk-out and a wonderful harbour view. The list of recent renovations includes; spray-foam insulation, propane-fired boiler, new windows, roof, landscaping, appliances, and more. All this, along with a completely new lower level unit, adds up to almost \$150,000 in upgrades in the last 24 months. Perfect for full-time living or as a seasonal get-away. The possibilities are endless. (id:6289)

Built in 1864

Essential Information

Listing # 202524793

Price \$795,000



Bedrooms	3
Bathrooms	3.00
Square Footage	2,200
Acres	0.09
Year Built	1864
Type	Single Family
Sub-Type	Freehold
Style	Cape Cod

Community Information

Address	44 Montague Street
Subdivision	Lunenburg
City	Lunenburg
Province	Nova Scotia
Postal Code	B0J2C0

Amenities

Parking	Gravel
View	Harbour, Ocean view

Interior

Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood siding
Foundation	Concrete Block, Stone

Listing Details

Listing Office	Sutton Group Professional Realty
----------------	----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:46pm PDT