

\$1,049,000 - 37318 Ward Road, Abbotsford

MLS® #R3032793

\$1,049,000

2 Bedroom, 1.00 Bathroom, 703 sqft

Single Family on 1.22 Acres

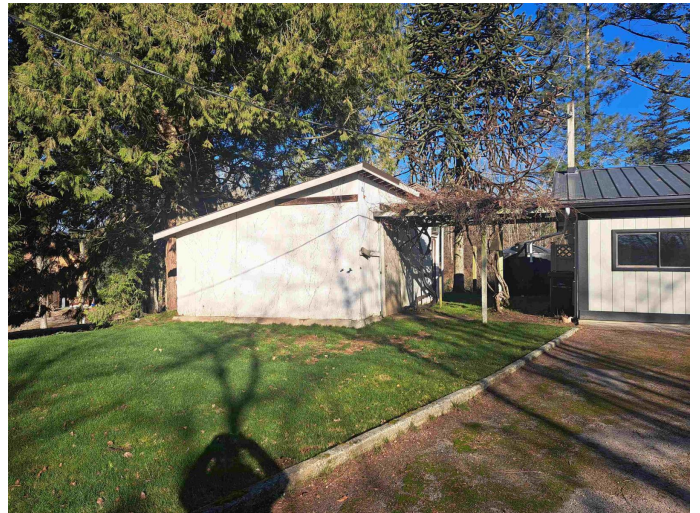
N/A, Abbotsford, British Columbia

Check it out! Private 1.25 acre lot for your private retreat on Sumas Mountain! Tucked away in a secluded setting on Sumas Mountain, yet just minutes to freeway access and the US border, this unique 1.25 acre property offers the perfect balance of privacy and convenience. The cozy 2-bedroom rancher is complemented by a large outbuilding, ideal for storage or projects. A new drilled well, new driveway, and a level pad with potential for separate electrical service add versatility-perfect for a workshop, small home, or your custom vision (Buyer to verify). A rare opportunity to create your dream retreat in a peaceful, natural setting close to all amenities! Quick possession possible. (id:6289)

Built in 1967

Essential Information

Listing #	R3032793
Price	\$1,049,000
Bedrooms	2
Bathrooms	1.00
Square Footage	703
Acres	1.22
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Ranch



Community Information

Address	37318 Ward Road
Subdivision	N/A
City	Abbotsford
Province	British Columbia
Postal Code	V3G2K6

Amenities

Amenities	Storage - Locker
Utilities	Electricity, Water
Parking	Open, RV, Visitor Parking
View	Mountain view

Interior

Appliances	Storage Shed
Heating	Electric Baseboard heaters
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	Macdonald Realty (Langley)
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Listing information last updated on October 26th, 2025 at 8:31pm PDT