

# \$469,900 - 1135 Ward Road, Millville

MLS® #202507711

## \$469,900

3 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 1.11 Acres

V3, Millville, NS



This energy efficient 3 bedroom, 2 bathroom rancher sits on a scenic 1.1 acre lot, just minutes from CFB Greenwood, close to Aylesford & Berwick. The open concept design features a custom kitchen with island, stunning tile backsplash & stainless steel appliances. The large inviting foyer includes spacious closet & access to the laundry room & attached 1.5 car garage. The primary suite boasts a step in closet & beautifully finished ensuite with a double-size shower. Two additional bedrooms & full 4PC bath complete the home. Stay comfortable year round with ductless heat pump & electric baseboard. The private, fenced backyard provides security & is perfect for children & pets. Enjoy breathtaking pastoral views, stunning sunsets & even hear the lions roar from the old Aylesford Zoo just minutes away. Additional features include a paved double driveway, landscaping with lush lawn, lots of water from a drilled artesian well, large private rear patio, metal roof & five years remaining on the 8 year new home warranty. Designed with wheelchair accessibility in mind! A perfect blend of efficiency & country charm!

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202507711 |
| Price    | \$469,900 |
| Bedrooms | 3         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,300                   |
| Acres          | 1.11                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 6th, 2025        |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 1135 Ward Road   |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V3               |
| City         | Millville        |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1C0          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | 1.5, Garage, Wired, Double, Paved                                 |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                          |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Baseboard, Ductless                                        |
| # of Stories      | 1                                                          |
| Stories           | One                                                        |
| Basement          | None                                                       |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | 1 to 2.99 Acres, Landscaped |
| Roof            | Metal                       |
| Construction    | Vinyl Siding                |

Foundation                      Slab

**School Information**

Elementary                      Saint Mary's Elementary School  
Middle                              Pine Ridge Middle School  
High                                 West Kings District High School

**Additional Information**

Zoning                            R6

**Listing Details**

Listing Office                      Viewpoint Realty Services Inc.

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