

## **\$615,000 - 3863 Agar Green, Edmonton**

MLS® #E4446260

**\$615,000**

4 Bedroom, 2.50 Bathroom, 2,013 sqft

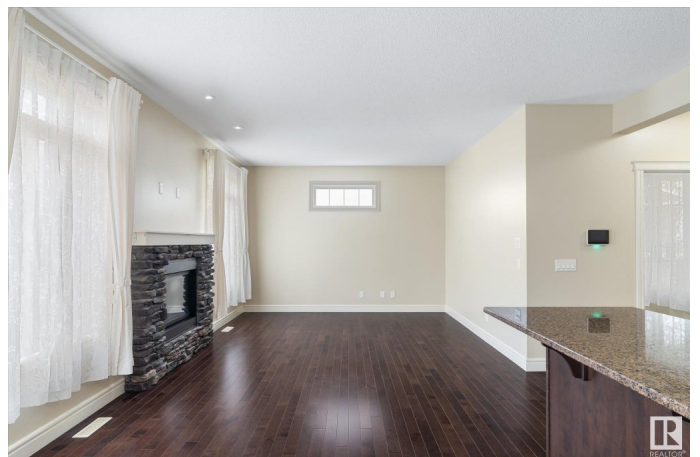
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautiful 2-storey home BACKING ONTO A GREEN BELT & Allard Park! Upon entry, you're greeted by 9ft ceilings and stunning HARDWOOD FLOORING throughout. The OPEN CONCEPT main floor features a MAIN FLOOR BEDROOM, a chef's kitchen w/ GRANITE COUNTERTOPS, STAINLESS STEEL appliances, and floor-to-ceiling cabinetry, a cozy living room w/ gas FIREPLACE, a bright dining area overlooking the DOUBLE-TIERED DECK. A 2pc bath and a SEPARATE ENTRANCE complete the main floor. Upstairs offers a spacious BONUS ROOM for family fun, a large MASTER/PRIMARY bedroom w/ a luxurious 5pc ENSUITE including a soaker tub, stand-up shower, and walk-in closet, plus two additional bedrooms w/ oversized closets, a 4pc bath, and convenient SECOND FLOOR LAUNDRY. The unfinished basement is ready for your future plans. Enjoy the MASSIVE SOUTH-FACING BACKYARD w/ a CUSTOM-BUILT PERGOLA w/ privacy covers, a concrete slate patio, and fruit trees. An OVERSIZED ATTACHED DOUBLE GARAGE completes the package. Don't miss out!

Built in 2014

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446260               |
| Price          | \$615,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3863 Agar Green |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0W9         |

### Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Gazebo, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Glass Door, Mantel, Stone Facing                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                                                                    |
| <b>Exterior</b>   |                                                                                                                                     |
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 55        |
| HOA Fees       | 142            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 9th, 2025 at 11:47am MDT