

## \$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

**Exterior**

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        7

Zoning                      Zone 55

HOA Fees                  142

HOA Fees Freq.      Annually

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