

\$639,900 - 3856 Agar Green, Edmonton

MLS® #E4466306

\$639,900

3 Bedroom, 2.50 Bathroom, 2,466 sqft
Single Family on 0.00 Acres

Allard, Edmonton, AB

This beautifully maintained 2-storey home in Allard offers 2,466 sq. ft. of above-grade living space, featuring 9' ceilings, main floor hardwood floor, 3 bedrooms, 2.5 baths, and a double attached garage. The side of the front driveway also provides an additional parking space that can accommodate a long truck or trailer. As you enter, you're greeted by a spacious foyer leading to a bright living room and dining area. The kitchen boasts SS appliances, granite countertops, a large center island, and a walk-through pantry. The formal dining room leads to the northwest-facing backyard and fancy deck. A den and a 2-pc bath complete the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms, and a 4-pc shared bath, with the primary bedroom featuring two walk-in closets and a spa-like 5-pc ensuite. The unfinished basement offers endless possibilities for customization. Close to all amenities, 41 Ave SW and Calgary Trail.

Built in 2014

Essential Information

MLS® #	E4466306
Price	\$639,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



3856 Agar Green SW, Edmonton, AB

Main Floor
Exterior Area 100.82 m²
Interior Area 93.80 m²
Excluded Area 43.87 m²

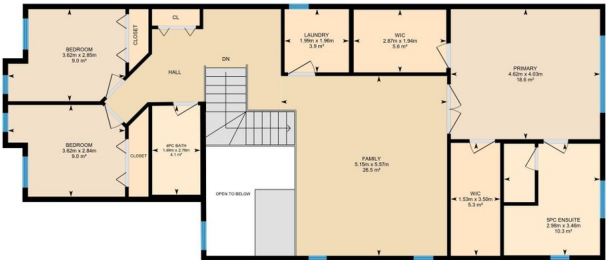


PREPARED: 2025/11/20

*This regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3856 Agar Green SW, Edmonton, AB

2nd Floor
Exterior Area 128.34 m²
Interior Area 119.65 m²
Excluded Area 8.76 m²



PREPARED: 2025/11/20

*This regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Half Baths	1
Square Footage	2,466
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3856 Agar Green
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W9

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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Listing information last updated on November 20th, 2025 at 11:02pm MST