# \$599,900 - 3863 Agar Green, Edmonton

MLS® #E4446260

#### \$599,900

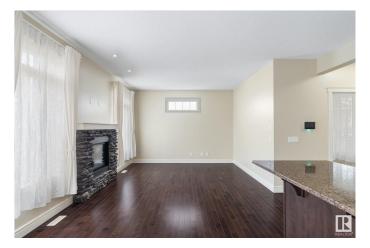
4 Bedroom, 2.50 Bathroom, 2,013 sqft Single Family on 0.00 Acres

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	\$599,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	2014
Туре	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, F	
	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
	Vacaam Cyclonic, Wacher, Window Covernige
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes

Basement Fu	II, 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	47
Zoning	Zone 55
HOA Fees	142
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 5:17pm MDT