

\$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 1

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 July 8th, 2025 at 10:48am MDT