

## \$725,000 - 3875 Agar Green, Edmonton

MLS® #E4453157

**\$725,000**

3 Bedroom, 2.50 Bathroom, 2,465 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Located in the desirable Allard community, this beautiful home backs onto a school park, offering peaceful views with no walking path for enhanced privacy. Featuring 3 bedrooms and 2.5 bathrooms, it welcomes you with a large foyer with an extra side window and a functional mudroom for everyday convenience. The spacious U-shaped kitchen with a large island is ideal for hosting family and friends, complemented by a pantry and abundant cabinetry for storage. A generous great room with a tile-faced gas fireplace provides a cozy gathering space. Enjoy a sun-filled interior with southwest backyard exposure and additional side windows. The luxurious primary suite features his-and-hers walk-in closets, dual vanities, and a makeup desk. Two generous guest bedrooms and a versatile bonus room upstairs offer space for work, play, or relaxation.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453157  |
| Price      | \$725,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,465                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3875 Agar Green |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2G3         |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Low Flw/Dual Flush Toilet, HRV System, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Direct Vent, Mantel, Tile Surround                                                                                                                       |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 55           |
| HOA Fees       | 135               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 26th, 2025 at 7:17pm MDT