

## \$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	27
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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