

## \$800,000 - 3833 Agar Green, Edmonton

MLS® #E4431596

**\$800,000**

4 Bedroom, 3.50 Bathroom, 2,661 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

WOW WOW WOW. Will you look at that? Are you looking for a stunning 2-storey walk-out in Allard that backs onto Helm Pond? Well look no further! This 2660 SQ Ft fully finished, 4 bed 3.5 Bath is one to look at. On the main floor you have beautiful hardwood floors throughout the level which features a separate laundry room, one half bath, a separate dining room space, a beautiful living room space with a gas fireplace, and a generous sized kitchen with beautiful cabinets and stainless steel appliances. Going upstairs you have a loft for a work or study space, with a ginormous family room, a well kept 4 piece bathroom, 2 generous sized bedrooms along with the spacious primary bedroom. In the ensuite of the primary bedroom one can relax and unwind in the beautiful tub. Going down to the basement, you can find yourself another bedroom, a full bath, along with a separate computer room/entertainment room. Before going outside, one can enjoy the recreation room with its own wet bar. Don't miss this one!

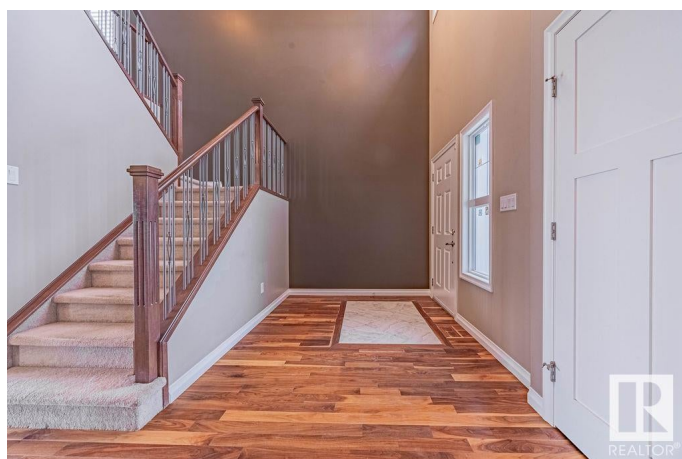
Built in 2011

### Essential Information

MLS® # E4431596

Price \$800,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,661                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3833 Agar Green |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0W9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Bar, Closet Organizers, Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Patio, Walkout Basement, Wet Bar, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Water Distiller, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Sloping Lot, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 55          |
| HOA Fees       | 141.75           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 3:47am MDT