

## \$539,000 - 3805 Agar Green, Edmonton

MLS® #E4434856

**\$539,000**

5 Bedroom, 3.50 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

**BACKING ONTO PARK & POND!** This beautiful 1677 sqft. 2-storey home in Allard offers 5 bdrms (3+2), 3.5 baths, A/C, and over 2500 sqft. of living space with a fully finished basement. Located on a quiet street, just minutes' walk to K-9 school. Main floor features fresh paint, open-concept layout, hardwood flooring, and a modern kitchen with granite counters, solid wood cabinets, and new stainless steel appliances. Upstairs boasts new carpet, 3 bright bedrooms, 2 full baths, and a spacious bonus room. The finished basement includes 2 bdrms, full bath, and a large rec room. Enjoy your brand new wood deck with serene views—perfect for family gatherings. Additional upgrades include new fridge & stove. Close to schools, shopping, and quick access to QE2 & Anthony Henday. A rare, move-in-ready home in a fantastic location!

Built in 2011

### Essential Information

MLS® #	E4434856
Price	\$539,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,677
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3805 Agar Green
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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