

## \$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	13
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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Listing information last updated on May 1st, 2025 at 9:02am MDT