

## \$549,900 - 3916 Agar Court, Edmonton

MLS® #E4447632

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this lovely family home nestled in a quiet cul-de-sac in the heart of Allard! This front-attached double garage single family home features 3 bedrooms and 2.5 bathrooms, with an open concept main floor that's perfect for family gatherings. The kitchen offers stylish granite countertops, and the main floor laundry room adds everyday convenience. Upstairs, you'll find a spacious bonus room above the garage – a perfect playroom or movie spot – along with a large primary suite and two great-sized kids' bedrooms. Step outside to a good-sized backyard where there's room to play and relax. Just a 5-minute walk to the school, park, playground and community rink. Only 12 min from the Airport, Costco and Premium Outlet Mall – this is truly an ideal family-friendly location to call home!

Built in 2014

### Essential Information

MLS® #	E4447632
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3916 Agar Court
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G3

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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