



## 3854 AGAR Green Edmonton AB

\$630,000

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom single-family home with a LEGAL BASEMENT SUITE in the sought after community of Allard. This home sits on a large pie-shaped lot with plenty of outdoor space, including a covered and enclosed deck perfect for year-round enjoyment. Inside is freshly painted and features quartz countertops throughout, stainless steel appliances, including a brand new fridge and hardwood floors, giving the home a modern and fresh feel. Upstairs, enjoy the convenience of a spacious bonus room and laundry for a functional layout, along with 3 spacious bedrooms all featuring walk-in closets. The 1 bedroom legal basement suite, complete with its own separate laundry facilities makes this home perfect for extra income potential, accommodating extended family or an investment opportunity. Ideally located within walking distance to schools, parks, and trails, this home is perfect for growing families. Don't miss your chance to call this gem your own!

Listing Presented By:



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