



## 3915 AGAR Court Edmonton AB

\$575,000

A beautiful home in one of the most desirable neighborhoods, Allard! \*\* Let's cut to the chase. \*\*\*\*\* Features:

\*\* A SOUTH facing backyard, more light, better life! \*\* 500 meters away from Dr. Lila Fahlman School & Allard

Park. \*\* Cul-de-Sac, no through traffic. \*\* Quite, spacious & wide backyard. \*\* Close to 2,000 square feet. \*\*

Many upgrades: 9 feet ceiling on main, granite countertop, Hardwood floor, walk-in pantry, Hunter Douglas windows blinds, Air Conditioning & two-tier rear deck. \*\* Bright living room at main with a natural gas fireplace.

\*\* Large family/bonus room at upper level. \*\* Three bedrooms upper. The master bedroom has a 5-piece

ensuite with a jet tub. \*\* Basement has plumbing rough-in, and is a large & clean canvas ready for new magic

touch. \*\* Double attached garage, heated, insulated & drywalled. \*\*\*\*\* Quick and easy access to Anthony

Henday Highway, Calgary Trail & Edmonton International Airport. Home is what you make it! Move in & Enjoy

living!

Listing Presented By:



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