

## \$549,999 - 9476 Pear Crescent, Edmonton

MLS® #E4438197

**\$549,999**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Located in the Orchards of Ellerslie is a true gem. Enter through your large foyer into your open concept main floor. A island with flush eating bar and walk-through pantry make this home perfect for welcoming guests. A great room features a beautiful fireplace and large windows to allow for natural light to come in. Generously sized master bedroom with large ensuite and walk-in closet. Upstairs laundry for ultra convenience. Sizeable bonus room to turn into extra living space, a playroom for the kids, or even a home office! Must be Seen!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438197               |
| Price          | \$549,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,700                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9476 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z6                   |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 53        |

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