

## \$629,000 - 9417 Pear Crescent, Edmonton

MLS® #E4440389

**\$629,000**

4 Bedroom, 3.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

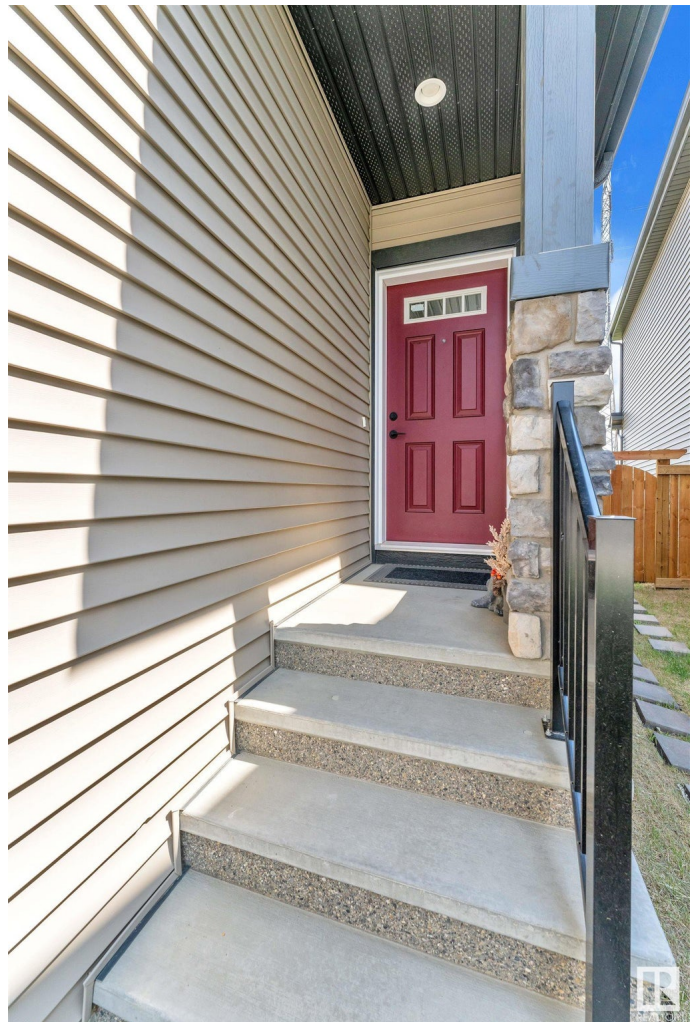
The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 2022-built 4 bedroom, 3.5 bathroom home in the desirable community of Orchards. Enjoy peaceful mornings on the extended deck and patio with no rear neighboursâ€™ just green space. The fully finished basement with separate side entry includes a bedroom, full bath, stacked laundry, and second kitchen. Step into a bright, open-to-above foyer, leading to a spacious, functional kitchen with a large island and walk-in pantry. Upstairs offers a roomy bonus area, convenient laundry room, and a primary suite with walk-in closet, ensuite, soaker tub, and separate shower. Natural light fills the home through large windows, and central A/C adds year-round comfort. A perfect blend of style, space, and convenienceâ€™this home has it all!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440389  |
| Price          | \$629,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,916     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9417 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z5                   |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

Days on Market 20  
Zoning Zone 53



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