

## \$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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