

## \$649,000 - 9462 Pear Crescent, Edmonton

MLS® #E4442982

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 9462 Pear Crescent SW, where modern luxury meets everyday comfort in this beautifully upgraded 2,401 sq ft home, located in the vibrant, family-friendly community of The Orchards at Ellerslie. Step inside to a bright, open-concept main floor with 9'™ ceilings and large windows that fill the space with natural light. The chef's™ kitchen is the centrepiece, featuring quartz countertops, a spacious island, stainless steel appliances, and a walk-through pantry that connects to the mudroom and double garage. Upstairs offers a generous bonus room, three well-sized bedrooms, and a stunning primary suite complete with dual vanities, a soaking tub, tiled shower, and a large walk-in closet. Outside, enjoy over \$50,000 in professional landscaping, including a fully fenced yard, custom stone stairs, and a lighted gazebo—perfect for relaxing or entertaining under the stars. This home also includes a built-in water softener, EV fast charger, and is just steps from future schools.

Built in 2022

### Essential Information

MLS® # E4442982

Price \$649,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,401                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9462 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                65  
Zoning                              Zone 53

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