

## \$539,900 - 9476 Pear Crescent, Edmonton

MLS® #E4444194

**\$539,900**

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. An island with flush eating bar and walk-through pantry make this home perfect for welcoming guests. The living room features an electric fireplace and large windows to allow for natural light to come in. Generously sized master bedroom with walk-in closet and large ensuite featuring a glass shower. 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® #	E4444194
Price	\$539,900
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
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### 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	Ceiling 9 ft., Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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	June 25th, 2025
Days on Market	6
Zoning	Zone 53

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