# \$629,900 - 9474 Pear Crescent, Edmonton

MLS® #E4439899

#### \$629,900

5 Bedroom, 3.50 Bathroom, 1,905 sqft Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

\*\*ORCHARDS COMMUNITY\*\*FINISHED BASEMENT\*\* TWO BEDROOM \*\*WITH SECOND KITCHEN\*\*SEPARATE ENTRY\*\* This attractive residence features three well-appointed bedrooms and is enhanced by elegant laminate flooring throughout the main level. The flooring contributes to a contemporary aesthetic while offering durability and ease of maintenance. The main floor also includes a spacious and functional kitchen, ideally suited for culinary pursuits and entertaining guests. With ample countertop space and generous storage, the kitchen delivers both practicality and convenience. Furthermore, the property boasts a substantial backyard, providing extensive space for outdoor recreation and landscaping opportunities. Whether hosting social gatherings, engaging in leisure activities, or simply enjoying the outdoors, this expansive yard is a valuable asset for families or individuals who appreciate outdoor living.

Built in 2022

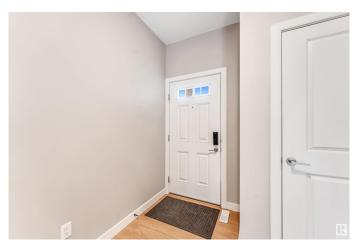
#### **Essential Information**

MLS® # E4439899 Price \$629,900

Bedrooms 5
Bathrooms 3.50







Full Baths 3
Half Baths 1

Square Footage 1,905 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9474 Pear Crescent

Area Edmonton

Subdivision The Orchards At Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2Z6

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Hood Fan, Oven-Microwave, Stove-Electric, Dryer-Two,

Refrigerators-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces None

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Recreation Use, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 53

HOA Fees 443.1

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:17pm MDT