

## \$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