

## \$589,900 - 9340 Pear Link, Edmonton

MLS® #E4432119

**\$589,900**

6 Bedroom, 4.00 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

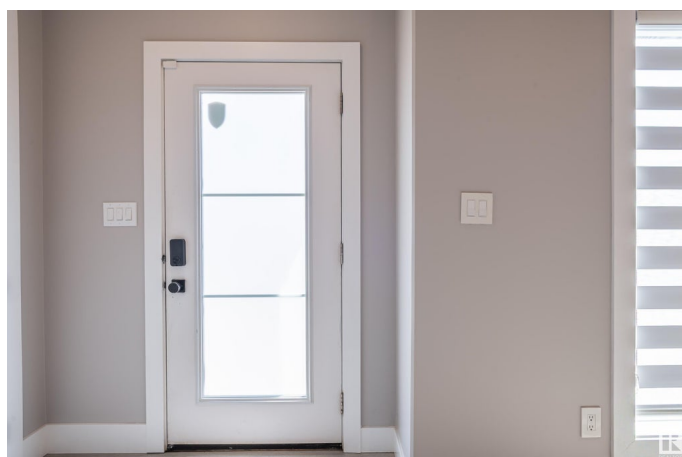
The Orchards At Ellerslie, Edmonton, AB

Welcome to The Orchards at Ellerslie, where space, style, and income potential meet! This stunning home offers a legal 2-bedroom basement suite with a private entrance â€“ ideal for renters, in-laws, or as a mortgage helper. With 6 bedrooms and 4 full bathrooms, thereâ€™s room for everyone. Situated on a rare pie-shaped lot, this home includes air conditioning, a double detached garage, and brand new luxury vinyl plank flooring. Soaring 9â€™ ceilings and coffered details add elegance throughout. Enjoy a gourmet kitchen with quartz counters, built-in oven, gas cooktop, stainless steel appliances, and a sleek chimney hood fan. The main floor offers a bedroom + full bath â€“ perfect for guests. Upstairs: 3 bedrooms, a bonus room, laundry, and a spa-inspired ensuite with a high-pressure jet shower panel. Walkable to schools, playgrounds, and shopping. A must-see opportunity! Some images virtually staged.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432119  |
| Price     | \$589,900 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 4             |
| Square Footage | 1,749         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9340 Pear Link            |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2V9                   |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Slab

**School Information**

Elementary                      Michael Strembitsky School  
Middle                              Jan Reimer School  
High                                J. Percy Page

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                54  
Zoning                              Zone 53

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Listing information last updated on June 15th, 2025 at 8:17am MDT