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

MLS® #E4439899

#### \$629,900

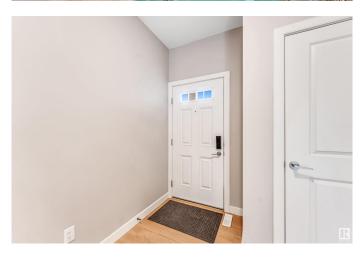
5 Bedroom, 3.50 Bathroom, 1,905 sqft Single Family on 0.00 Acres

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
Туре	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 b	athroom			
Appliances	Hood	Fan,	Oven-Microwave,	Stove-Electric,	Dryer-Two,
	Refrigera	ators-Two	, Washers-Two		
Heating	Forced Air-1, Natural Gas				
Fireplace	Yes				
Fireplaces	None				
Stories	3				
Has Basement	Yes				
Basement	Full, Finis	shed			
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	15
Zoning	Zone 53
HOA Fees	443.1
HOA Fees Freq.	Annually

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Listing information last updated on June 14th, 2025 at 4:02pm MDT