

## \$519,000 - 9304 Pear Link, Edmonton

MLS® #E4449987

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,763 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Executive custom-built duplex on corner lot available for the first time. This 1700+ SQFT home has it all – att. double garage, bonus room, gas range, breathtaking ensuite with special order jetted tub, AC, and all the upgrades possible throughout. Enter your new home through the large entryway or the attached garage straight through the walk-through pantry. Once inside you will notice the impressive open-to-below with a floor-to-ceiling fireplace connecting the levels. & The gorgeous kitchen that has a gas stove with overhead range and a large island. Upstairs, the bonus room and laundry separate the spacious primary from 2 additional bedrooms and 4pc bath. The stunning ensuite has double sinks, a massive custom-ordered jetted tub, separate shower, and a custom walk-in closet – just what every marriage needs. With windows all over - enjoy the convenience of installed blinds. Complete your vision in the unfinished basement. Outside is a fenced yard and lg deck with added privacy from being the corner lot.

Built in 2020

### Essential Information

MLS® # E4449987

Price \$519,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,763         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9304 Pear Link            |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2V9                   |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Hot Water Instant, Parking-Extra, See Remarks |
| Parking   | Double Garage Attached                                                                   |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | None, See Remarks                                                                                     |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 53         |

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 August 24th, 2025 at 4:17am MDT