

## \$669,000 - 9462 Pear Crescent, Edmonton

MLS® #E4431516

**\$669,000**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to Your Dream Home! This stunning property offers over 2,400 SqFt of elegant, functional living space with premium finishes throughout. The main floor boasts an open-concept layout with oversized windows that flood the space with natural light. Enjoy a modern kitchen with white cabinetry, a large island, built-in stainless steel appliances, and a walk-through pantry. A stylish half bath completes the main level. Upstairs features a spacious bonus room, king-sized primary bedroom with a luxurious 5-piece ensuite, two additional bedrooms, full bath, and laundry room. Upgrades include premium doors, modern lighting, plumbing fixtures, and glass railings. The backyard is a showstopper with \$50,000 in upgrades, including low-maintenance artificial turf—perfect for relaxing and entertaining!

Built in 2022

### Essential Information

MLS® #	E4431516
Price	\$669,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,401



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9462 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A2

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
-------------	------------------

Days on Market 2

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 April 19th, 2025 at 1:02pm MDT