

## \$600,000 - 9413 Pear Crescent, Edmonton

MLS® #E4436477

**\$600,000**

4 Bedroom, 3.00 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning two-storey, single-family home, built in 2022, offers 2,013 square feet of modern living space in Orchards neighborhood. This beautiful residence combines style and functionality. The main floor features an open-to-below living area with large windows that flood the space with natural light, complemented by a cozy electric fireplace. A spacious kitchen with modern appliances and a walk-in pantry is perfect for culinary enthusiasts. The main floor also includes a bedroom and a full bathroom, ideal for guests. The elegant spindle-railing staircase leads to the second floor, where youâ€™™ll find a luxurious primary bedroom with a 5-piece en-suite and walk in closet, two additional spacious bedrooms along with another full bathroom, and a large bonus room for entertainment. The home also includes an attached double garage with no houses directly behind. Situated in a family-friendly neighborhood, this home offers both comfort and privacy while being just minutes from local amenities, parks, and schools.

Built in 2022

### Essential Information

MLS® # E4436477

Price \$600,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,013
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9413 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	102
Zoning	Zone 53

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