

## \$539,900 - 9476 Pear Crescent, Edmonton

MLS® #E4444194

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Located in the Orchards of Ellerslie is a true gem. Enter through your large foyer into your open concept main floor. An island with flush eating bar and walk-through pantry make this home perfect for welcoming guests. The living room features an electric fireplace and large windows to allow for natural light to come in. Generously sized master bedroom with walk-in closet and large ensuite featuring a glass shower. Upstairs laundry for ultra convenience. Sizeable bonus room to turn into extra living space, a playroom for the kids, or even a home office! Must be Seen!

Built in 2022

### Essential Information

MLS® #	E4444194
Price	\$539,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

### Community Information

Address 9476 Pear Crescent  
Area Edmonton  
Subdivision The Orchards At Ellerslie  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 2Z6

### Amenities

Amenities Ceiling 9 ft., Detectors Smoke  
Parking Double Garage Attached

### Interior

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

### Exterior

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

### Additional Information

Date Listed June 25th, 2025  
Days on Market 2  
Zoning Zone 53

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