

\$649,900 - 9474 Pear Crescent, Edmonton

MLS® #E4435872

\$649,900

5 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

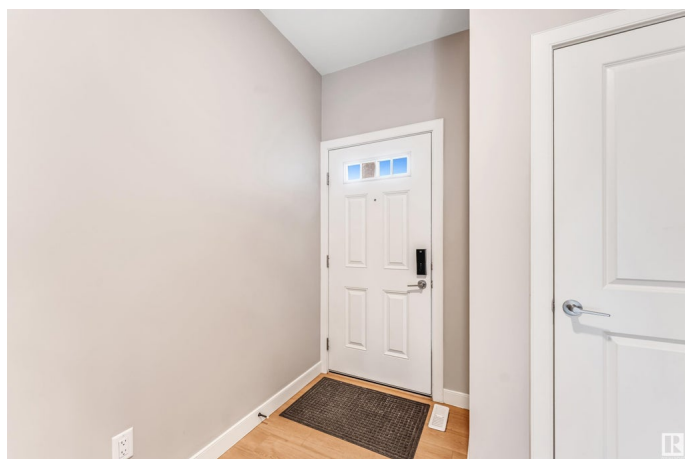
****ORCHARDS COMMUNITY**FINISHED
BASEMENT** TWO BEDROOM **WITH
SECOND KITCHEN**SEPARATE ENTRY****

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® # | E4435872 |
| Price | \$649,900 |
| Bedrooms | 5 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,905 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | 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 bathroom |
| Appliances | Hood Fan, Oven-Microwave, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

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 10th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 53 |
| HOA Fees | 443.1 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 30th, 2025 at 7:47pm MDT