# **\$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

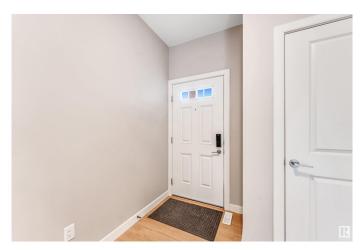
#### **Essential Information**

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 5

Zoning Zone 53

HOA Fees 443.1

HOA Fees Freq. Annually

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 May 15th, 2025 at 2:47am MDT