

## \$609,000 - 9417 Pear Crescent, Edmonton

MLS® #E4448032

**\$609,000**

4 Bedroom, 3.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful 2022-built 4 bedroom, 3.5 bathroom home in the desirable community of Orchards. Enjoy peaceful mornings on the extended deck and patio with no rear neighboursâ€™ just green space. The fully finished basement with separate side entry includes a bedroom, full bath, stacked laundry, and second kitchen. Step into a bright, open-to-above foyer, leading to a spacious, functional kitchen with a large island and walk-in pantry. Upstairs offers a roomy bonus area, convenient laundry room, and a primary suite with walk-in closet, ensuite, soaker tub, and separate shower. Natural light fills the home through large windows, and central A/C adds year-round comfort. A perfect blend of style, space, and convenienceâ€™this home has it all!

Built in 2022

### Essential Information

MLS® #	E4448032
Price	\$609,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.00



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

### Community Information

Address	9417 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
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Days on Market 2  
Zoning Zone 53



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