

## \$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	8
Zoning	Zone 53
HOA Fees	443.1
HOA Fees Freq.	Annually

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