

## \$699,000 - 9449 Pear Crescent, Edmonton

MLS® #E4411011

**\$699,000**

4 Bedroom, 2.50 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully maintained home located in the sought-after community of Orchards at Ellerslie. This modern residence offers the perfect blend of comfort, style, and functionality. With 4 generously sized bedrooms and 2.5 bathrooms. The master bedroom is complete with a walk-in closet and a luxurious ensuite bathroom. The gourmet kitchen features stainless steel appliances, a large island, and plenty of cabinet space. The living and dining areas are bright and inviting, featuring large windows that let in plenty of light. The upstairs bonus room offers additional living space. Enjoy upgraded flooring, modern light fixtures, and high-quality finishes throughout the home. Double attached garage provides convenience and extra storage. Unfinished basement with side entrance ready to be built to your preference. With walking trails, a community clubhouse and nearby school. Currently rented out month to month for possible investors. Don't miss the opportunity to make this house your home!(38915097)

Built in 2023

### Essential Information

MLS® # E4411011

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,490                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9449 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z5                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Electric   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Vinyl  |
| Exterior Features | Airport Nearby, Environmental Reserve, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |

|              |                      |
|--------------|----------------------|
| Roof         | See Remarks          |
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 19th, 2024 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 168 |
|----------------|-----|

|        |         |
|--------|---------|
| Zoning | Zone 53 |
|--------|---------|

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 April 4th, 2025 at 11:32pm MDT