

## \$669,000 - 9462 Pear Crescent, Edmonton

MLS® #E4431516

**\$669,000**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to Your Dream Home! This stunning property offers over 2,400 SqFt of elegant, functional living space with premium finishes throughout. The main floor boasts an open-concept layout with oversized windows that flood the space with natural light. Enjoy a modern kitchen with white cabinetry, a large island, built-in stainless steel appliances, and a walk-through pantry. A stylish half bath completes the main level. Upstairs features a spacious bonus room, king-sized primary bedroom with a luxurious 5-piece ensuite, two additional bedrooms, full bath, and laundry room. Upgrades include premium doors, modern lighting, plumbing fixtures, and glass railings. The backyard is a showstopper with \$50,000 in upgrades, including low-maintenance artificial turf—perfect for relaxing and entertaining!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431516  |
| Price          | \$669,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,401     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9462 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 1A2                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

Days on Market 13

Zoning Zone 53

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Listing information last updated on April 30th, 2025 at 1:17pm MDT