

## \$649,900 - 9417 Pear Crescent, Edmonton

MLS® #E4432132

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,898 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautiful house in the desirable community of Orchards. This 2022 built beautiful home has everything to offer to you. Enjoy the morning coffee with sunrise from in the backyard with a big extended deck and patio. Beautiful view all day along with no neighbour in the back, walking path, Green space & POND View. Fully FINISHED BASEMENT with a SEPARATE SIDE ENTRY is a custom built with one bedroom, stacked laundry, full bathroom and SECOND KITCHEN. Open to above foyer will give you a spacious entry. A highly functional kitchen is centrally located with a big island perfect for cooking and entertaining, comes along with a spacious pantry with plenty of shelves. Spacious bonus room upstairs for your family entertainment. The master bedroom features a walk-in-closet, ensuite with separate shower and drop-in tub. Upstairs laundry room with linen closet makes your life easy. Plenty of windows allows natural light to shine in all around the house. CENTRALIZED AC is bonus coming this summer.

Built in 2022

### Essential Information

MLS® # E4432132

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,898
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, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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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	April 22nd, 2025
Days on Market	8
Zoning	Zone 53

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Listing information last updated on April 30th, 2025 at 7:02am MDT