

# \$572,500 - 9448 Pear Crescent, Edmonton

MLS® #E4422324

## \$572,500

3 Bedroom, 2.50 Bathroom, 1,782 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to the community of Orchards at Ellerslie. This newer 2 storey home was built in 2022 with almost 1800 sq ft. Upon entry of the main entrance with a closet, half bathroom, a kitchen complemented by a spacious nook, is an ideal space for both cooking and entertaining. An electric stove with a hood fan ensures a fresh and clean kitchen environment. The living room comes with a fire place, a patio door leading to the deck. The upstairs comes with a bonus room to unwind before sleeping or use to host guests. Upper floor laundry. The master bedroom offers a luxurious ensuite and walk in closet, featuring a separate shower and drop in tub. The other 2 bedrooms has a 4 piece bathroom to share. There is a side entrance to the unfinished basement for your completion for an extra income.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422324  |
| Price          | \$572,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,782     |



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

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 9448 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z5                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, No Back Lane, Partially Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 47

Zoning Zone 53

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Listing information last updated on April 8th, 2025 at 1:17am MDT