

## \$629,900 - 9474 Pear Crescent, Edmonton

MLS® #E4439899

**\$629,900**

5 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

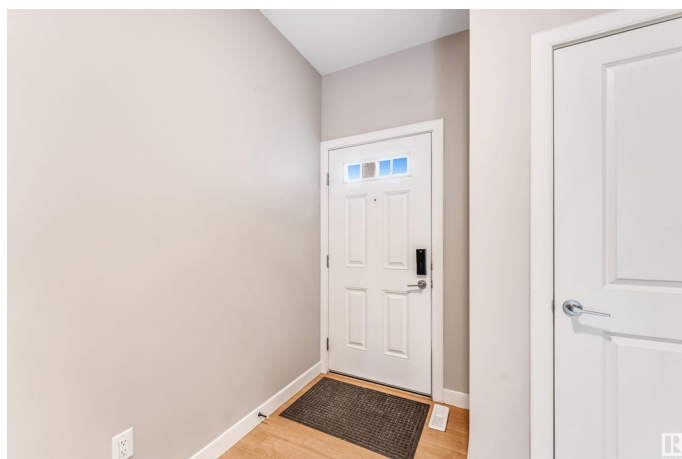
**\*\*ORCHARDS COMMUNITY\*\*FINISHED  
BASEMENT\*\* TWO BEDROOM \*\*WITH  
SECOND KITCHEN\*\*SEPARATE ENTRY\*\***

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® #    | E4439899  |
| Price     | \$629,900 |
| 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 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 53        |
| HOA Fees       | 443.1          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 1:17am MDT