

## \$600,000 - 9413 Pear Crescent, Edmonton

MLS® #E4436477

**\$600,000**

4 Bedroom, 3.00 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

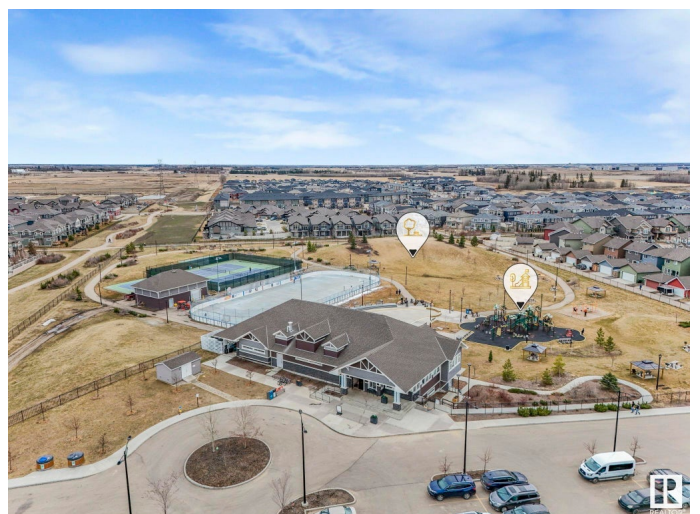
Stunning two-storey, single-family home, built in 2022, offers 2,013 square feet of modern living space in Orchards neighborhood. This beautiful residence combines style and functionality. The main floor features an open-to-below living area with large windows that flood the space with natural light, complemented by a cozy electric fireplace. A spacious kitchen with modern appliances and a walk-in pantry is perfect for culinary enthusiasts. The main floor also includes a bedroom and a full bathroom, ideal for guests. The elegant spindle-railing staircase leads to the second floor, where you'll find a luxurious primary bedroom with a 5-piece en-suite and walk in closet, two additional spacious bedrooms along with another full bathroom, and a large bonus room for entertainment. The home also includes an attached double garage with no houses directly behind. Situated in a family-friendly neighborhood, this home offers both comfort and privacy while being just minutes from local amenities, parks, and schools.

Built in 2022

### Essential Information

MLS® # E4436477

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9413 Pear Crescent        |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2Z4                   |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 91             |
| Zoning         | Zone 53        |

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Listing information last updated on August 12th, 2025 at 9:33pm MDT