

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

---

MLS® #E4430968

**\$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 your main floor living room/bedrooms/big extended deck and patio. Beautiful view all day along with No Neighbor in the back, walking path, Green space & POND View. Fully finished beautiful basement with a separate side entry is custom built with one bedroom, stacked laundry, full bathroom and a kitchen. On the Main floor - mudroom off the garage entrance with a half bath for convenience. Enter into the Highly functional centrally located kitchen with flush eating bar. A big walk in pantry with plenty of shelves. Upstairs big open bonus room with a window. The master bedroom features a very large walk-in-closet, ensuite with separate shower and drop-in tub. Second floor laundry room with linen closet. Plenty of windows to allow for natural light to shine in- even in the closet. This house is equipped with centralized AC as well.

Built in 2022

### **Essential Information**

MLS® #                      E4430968

Price                         \$649,900





Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:32am MDT