

## **\$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          |

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Listing information last updated on April 19th, 2025 at 11:17am MDT