

## \$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 56

Zoning Zone 53

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