

## \$699,000 - 9449 Pear Crescent, Edmonton

MLS® #E4411011

**\$699,000**

4 Bedroom, 2.50 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to this beautifully maintained home located in the sought-after community of Orchards at Ellerslie. This modern residence offers the perfect blend of comfort, style, and functionality. With 4 generously sized bedrooms and 2.5 bathrooms. The master bedroom is complete with a walk-in closet and a luxurious ensuite bathroom. The gourmet kitchen features stainless steel appliances, a large island, and plenty of cabinet space. The living and dining areas are bright and inviting, featuring large windows that let in plenty of light. The upstairs bonus room offers additional living space. Enjoy upgraded flooring, modern light fixtures, and high-quality finishes throughout the home. Double attached garage provides convenience and extra storage. Unfinished basement with side entrance ready to be built to your preference. With walking trails, a community clubhouse and nearby school. Currently rented out month to month for possible investors. Don't miss the opportunity to make this house your home!(38915097)

Built in 2023

### Essential Information

MLS® # E4411011

Price \$699,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,490
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9449 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z5

### **Amenities**

Amenities	No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Electric
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Environmental Reserve, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	See Remarks
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 19th, 2024
Days on Market	173
Zoning	Zone 53

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