

## \$649,000 - 9462 Pear Crescent, Edmonton

MLS® #E4442982

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 9462 Pear Crescent SW, where modern luxury meets everyday comfort in this beautifully upgraded 2,401 sq ft home, located in the vibrant, family-friendly community of The Orchards at Ellerslie. Step inside to a bright, open-concept main floor with 9'™ ceilings and large windows that fill the space with natural light. The chef's™ kitchen is the centrepiece, featuring quartz countertops, a spacious island, stainless steel appliances, and a walk-through pantry that connects to the mudroom and double garage. Upstairs offers a generous bonus room, three well-sized bedrooms, and a stunning primary suite complete with dual vanities, a soaking tub, tiled shower, and a large walk-in closet. Outside, enjoy over \$50,000 in professional landscaping, including a fully fenced yard, custom stone stairs, and a lighted gazebo—perfect for relaxing or entertaining under the stars. This home also includes a built-in water softener, EV fast charger, and is just steps from future schools.

Built in 2022

### Essential Information

MLS® # E4442982

Price \$649,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,401
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9462 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A2

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                72  
Zoning                              Zone 53

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