

# \$574,900 - 9406 Pear Crescent, Edmonton

MLS® #E4421793

**\$574,900**

4 Bedroom, 3.5 Bathroom, 1,600 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome Home! Terrific LEGAL SUITED DUPLEX WITH DOUBLE GARAGE IN SW EDMONTON 4 BEDROOMS 3.5 BATHROOMS. Awesome corner lot, fully fenced, and turn key ready for investment or living. Extra deep garage and double driveway. Corner lots with SW Facing Back Yard. Tons of Natural Light and Windows with Terrific Floor Plan. Main Floor has large entrance way leading to open concept living space. Main floor half bathroom. Full kitchen with island and pantry. Dining overlooks large living room. Rear entrance leads to fully fenced and landscaped back yard. Upper floor has laundry. Perfect top floor bonus room for second living space. 3 Large bedrooms and 2 Full Bathrooms. Master Bedroom with Walk in Closet and Ensuite Bathroom. Side entrance leads to full finished legal suite. Large living space with full kitchen, living space, large bedroom, and full bathroom. In suite laundry. Utility Room and Storage. WOW!

Built in 2022

## Essential Information

MLS® #	E4421793
Price	\$574,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9406 Pear Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z4

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 16th, 2025

Days on Market      25

Zoning                 Zone 53

HOA Fees Freq.      Annually

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