

## \$574,900 - 9340 Pear Link, Edmonton

MLS® #E4432119

**\$574,900**

6 Bedroom, 4.00 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Legal suite with side entrance. Welcome to your next chapter in The Orchards at Ellerslie, where space, comfort, and versatility come together. This beautifully designed home offers 6 bedrooms and 4 full bathrooms, including a legal 2-bedroom basement suite with a private entrance – perfect for extended family, guests, or added income. Set on a rare pie-shaped lot, you'll appreciate the double detached garage, new luxury vinyl plank flooring, and central A/C for year-round comfort. Step inside to find 9'™ ceilings, elegant coffered accents, and a thoughtfully designed main floor with a bedroom and full bath – ideal for visitors or a home office. The chef-inspired kitchen is the heart of the home, featuring quartz countertops, a gas cooktop, built-in oven, stainless steel appliances, and a sleek chimney hood fan. Upstairs, unwind in the spacious bonus room or retreat to your spa-like ensuite with a high-pressure jet shower panel. Located within walking distance to schools, playgrounds, and shopping.

Built in 2020

### Essential Information

MLS® # E4432119

Price \$574,900

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	1,752
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9340 Pear Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2V9

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Stone Facing, Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Playground Nearby, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael Strembitsky School
Middle	Jan Reimer School
High	J. Percy Page

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	103
Zoning	Zone 53

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