

## \$589,900 - 9340 Pear Link, Edmonton

MLS® #E4432119

**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Legal 2-bedroom suite with separate side entranceâ€”perfect for rental income or multi-generational living. This beautifully upgraded home in The Orchards at Ellerslie sits on a rare pie-shaped lot and offers 6 bedrooms, 4 full bathrooms, air conditioning, and a double detached garage. Designed for style and comfort, it features 9â€™™ ceilings on every level, coffered ceilings, and brand new luxury vinyl plank flooring on the main floor. The spacious living room includes a gas fireplace with a stunning feature wall. Main floor also offers a bedroom with a full bathroomâ€”ideal for guests or extended family. The chefâ€™™s kitchen showcases quartz counters, ceiling-height cabinets, built-in oven, gas range, stainless steel appliances, LED lighting, chimney hoodfan & backsplash. Upstairs includes 3 bedrooms, 2 baths, a bonus room, laundry with cabinetry, and a luxurious ensuite featuring a High-Pressure Jet shower panel. Close proximity to schools, playgrounds and shopping. Some photos virtually staged. A must see!



Built in 2020

### Essential Information

MLS® # E4432119

Price \$589,900

Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,749
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
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	Slab

### **School Information**

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

### **Additional Information**

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

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Listing information last updated on May 14th, 2025 at 6:32pm MDT