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

MLS® #E4432119

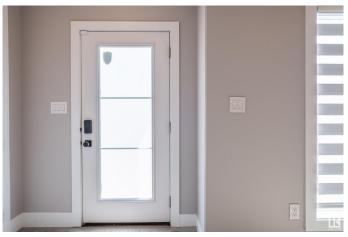
#### \$589,900

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 9' 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 chef'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
Туре	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 Appliances	ensuite bathroom 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