

# \$530,000 - 9119 Pear Drive, Edmonton

MLS® #E4423475

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,816 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stylish & Spacious Half Duplex in The Orchards at Ellerslie! Welcome to this beautiful and spacious half duplex in the highly sought-after community of The Orchards at Ellerslie! Thoughtfully designed with an open-concept layout, this home is perfect for families and entertaining, offering both comfort and style. Located just minutes from schools, shopping centers, and major transportation routes, this home provides the perfect blend of convenience and community living. The basement is a blank slate, ready for your personal touch—whether you dream of a home theater, extra living space, or a private retreat. Enjoy all the perks of The Orchards, including scenic walking trails, and parks—ideal for making lasting memories with family and friends. Don't miss this incredible opportunity to own in one of Edmonton's most desirable neighborhoods!

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423475  |
| Price      | \$530,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,816         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 9119 Pear Drive           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2N7                   |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane, Paved |

Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Jan Reimer  
Middle Michael Strembitsky

### **Additional Information**

Date Listed February 28th, 2025  
Days on Market 14  
Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 12:02am MDT