

## \$599,999 - 9192 Pear Drive, Edmonton

MLS® #E4435313

**\$599,999**

3 Bedroom, 2.50 Bathroom, 1,863 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Rocha in The Orchards & YOU make the "Pearfect Pair"! This thoughtfully curated Cantiro-build offers over 1,860 SqFt of new-home feel with added perks of completed landscaping, fenced yard, solid deck, & central A/C just in time for summer. The interior features 3 beds, 2.5 baths, upper bonus room, & an open concept main floor flowing from an expansive kitchen to the dining & living spaces. The kitchen balances a sophisticated blend of matte-black & wood cabinetry joined with S.S appliances, large pantry, ample storage, & light pouring from the massive east/west facing windows. Upstairs, the primary suite is an absolute retreat with 5 piece ensuite equipped with a luxurious freestanding tub + dual sinks + full shower, then a suitable walk-in closet, plus generous space for a king bed & furniture. Down the hall are two more sizeable bedrooms, a full bathroom, flexible bonus space, & convenient upper laundry room! Below, an unfinished basement is ready to be developed into your ideal space. Welcome home!

Built in 2021

### Essential Information

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Price \$599,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,863
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9192 Pear Drive
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z4

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Divine Mercy Gr K-6
Middle	Jan Reimer School Gr K-9
High	Dr. Anne Anderson H.S

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 53

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