

## \$575,000 - 9356 Pear Link, Edmonton

MLS® #E4442116

**\$575,000**

6 Bedroom, 4.00 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Live in style in THE ORCHARDS AT ELLERSLIE with this fully upgraded home featuring a LEGAL BASEMENT SUITE! With 6 BEDROOMS, 4 BATHROOMS, and a DOUBLE GARAGE, this home is perfect for families or savvy investors. The main level offers a bright open layout, modern kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and plenty of storage. You'll also find a MAIN FLOOR BEDROOM and full bath—ideal for guests or multigenerational living. Upstairs has 3 SPACIOUS BEDROOMS including a PRIMARY WITH ENSUITE, a BONUS ROOM, DESIGNATED LAUNDRY, and a second full bath. The legal suite has a SEPARATE ENTRANCE, 2 BEDROOMS, full kitchen, living area, and bath—great for rental income or extended family. All this in a vibrant, amenity-rich community close to parks, schools, and shopping.

Built in 2020

### Essential Information

MLS® #	E4442116
Price	\$575,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	1,688
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9356 Pear Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2V9

### Amenities

Amenities	Ceiling 9 ft., Deck, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 12th, 2025  
Days on Market      15  
Zoning                Zone 53

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