Courtesy Of Amy L Shearer Of RE/MAX Excellence

$519,000 - 9304 Pear Link, Edmonton

MLS® #E4449987

$519,000
3 Bedroom, 2.50 Bathroom, 1,763 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Executive custom-built duplex on corner lot available for the first time. This 1700+ SQFT home has it all â€“ att. double garage, bonus room, gas range, breathtaking ensuite with special order jetted tub, AC, and all the upgrades possible throughout. Enter your new home through the large entryway or the attached garage straight through the walk-through pantry. Once inside you will notice the impressive open-to-below with a floor-to-ceiling fireplace connecting the levels. & The gorgeous kitchen that has a gas stove with overhead range and a large island. Upstairs, the bonus room and laundry separate the spacious primary from 2 additional bedrooms and 4pc bath. The stunning ensuite has double sinks, a massive custom-ordered jetted tub, separate shower, and a custom walk-in closet â€“ just what every marriage needs. With windows all over - enjoy the convenience of installed blinds. Complete your vision in the unfinished basement. Outside is a fenced yard and lg deck with added privacy from being the corner lot.

Built in 2020

Essential Information

MLS® #	E4449987
Price	$519,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,763
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9304 Pear Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2V9

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Hot Water Instant, Parking-Extra, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl

Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 27th, 2025
Days on Market	43
Zoning	Zone 53

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Listing information last updated on September 8th, 2025 at 3:32pm MDT