

## **\$575,000 - 9364 Pear Link Link, Edmonton**

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MLS® #E4443584

**\$575,000**

6 Bedroom, 4.00 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Stunning 6 BED 4 FULL BATH half duplex w/ LEGAL 2 bed 1 bath basement suite! Step into this grand open-concept home w/ upgrades galore incl: 9' ceilings on all 3 levels, 8' doors, LVP & ceramic tile flooring! The sunny living rm welcomes you with a cozy electric fireplace w/stone surround and attractive beam ceiling. A well-appointed island kitchen is the heart of this home, featuring high gloss cabinets to the ceiling, S/S appliances, gas stove, pantry storage and ample quartz countertops! The main level is completed by a sizeable dining nook, 3 piece bath, bedroom, and access to the deck & double detached garage. Upstairs offers a bonus loft, laundry rm, 2 additional well-sized bedrooms w/closet organizers and the primary suite oasis including: LED lit tray ceiling, WIC and luxurious 3 pce ensuite with body spray jets in the shower! Your mortgage helper awaits downstairs with a spacious 2 bed 1 bath layout, huge living space w/extra window and a full kitchen! Opportunity awaits, in the Orchards!



Built in 2020

### **Essential Information**

MLS® #                      E4443584

Price                        \$575,000

Bedrooms                6

Bathrooms	4.00
Full Baths	4
Square Footage	1,761
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9364 Pear Link Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X5

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached, Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	17
Zoning	Zone 53

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