

## \$589,900 - 9340 Pear Link Link, Edmonton

MLS® #E4432119

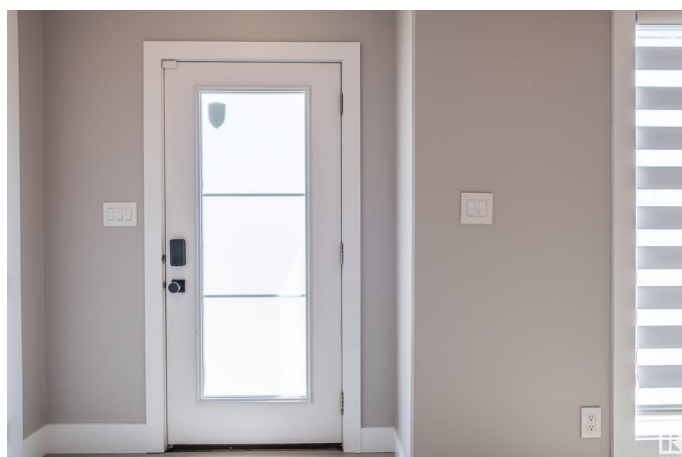
**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Legal 2-bedroom suite with separate side entranceâ€”perfect for rental income or multi-generational living. This beautifully upgraded home in The Orchards at Ellerslie sits on a rare pie-shaped lot and offers 6 bedrooms, 4 full bathrooms, air conditioning, and a double detached garage. Designed for style and comfort, it features 9â€™™ ceilings on every level, coffered ceilings, and brand new luxury vinyl plank flooring on the main floor. The spacious living room includes a gas fireplace with a stunning feature wall. Main floor also offers a bedroom with a full bathroomâ€”ideal for guests or extended family. The chefâ€™™s kitchen showcases quartz counters, ceiling-height cabinets, built-in oven, gas range, stainless steel appliances, LED lighting, chimney hoodfan & backsplash. Upstairs includes 3 bedrooms, 2 baths, a bonus room, laundry with cabinetry, and a luxurious ensuite featuring a High-Pressure Jet shower panel. Close proximity to schools, playgrounds and shopping. Some photos virtually staged. A must see!



Built in 2020

### Essential Information

MLS® # E4432119

Price \$589,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,749         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9340 Pear Link Link       |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2V9                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Playground Nearby, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
| Middle     | Jan Reimer School          |
| High       | J. Percy Page              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |

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Listing information last updated on May 1st, 2025 at 12:32am MDT