

## \$610,000 - 9356 Pear Link, Edmonton

MLS® #E4442116

**\$610,000**

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      | \$610,000 |
| 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        4  
Zoning                    Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 15th, 2025 at 10:17pm MDT