

## \$534,900 - 9307 Pear Link, Edmonton

MLS® #E4461623

**\$534,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to Rocha in The Orchards at Ellerslie â€” a vibrant and sought-after community! This home offers over 1,600 sq ft of thoughtfully designed living space. As you step inside, you're welcomed by an open-concept plan, stylish kitchen equipped with an electric stove, hood fan, and a spacious dining nook, half bath, and foyer. The kitchen flows effortlessly into a cozy living room. Upstairs, you'll see a bonus room - the perfect spot to relax or host guests, a dedicated laundry area for added convenience, spacious primary suite that features ensuite bath complete with shower and tub, and a walk-in closet. The two additional bedrooms share a 4-piece bathroom. This home also offers a double attached garage, centralized air conditioner and a separate side entrance to the unfinished basement â€” offering excellent potential for future development. Located near schools, public transit, restaurants, shopping centers, the airport, and all essential amenities, with quick access to both AB-16 and QE2.

Built in 2021

### Essential Information

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Price \$534,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9307 Pear Link
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2N8

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Divine Mercy, Jan Reimer
High	Holy Trinity, J.Percy

### Additional Information

Date Listed	October 10th, 2025
Days on Market	3
Zoning	Zone 53

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