

## \$524,900 - 9307 Pear Link Sw, Edmonton

MLS® #E4464746

**\$524,900**

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 – 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 – 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

MLS® # E4464746

Price \$524,900



|                |                        |
|----------------|------------------------|
| 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 Sw         |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2N8                   |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., HRV System |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 53            |

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Listing information last updated on November 5th, 2025 at 4:02pm MST