

\$574,988 - 9408 Pear Crescent Sw, Edmonton

MLS® #canada_474

\$574,988

4 Bedroom, 4.00 Bathroom, 1,701 sqft

Single Family on 0.07 acres Acres

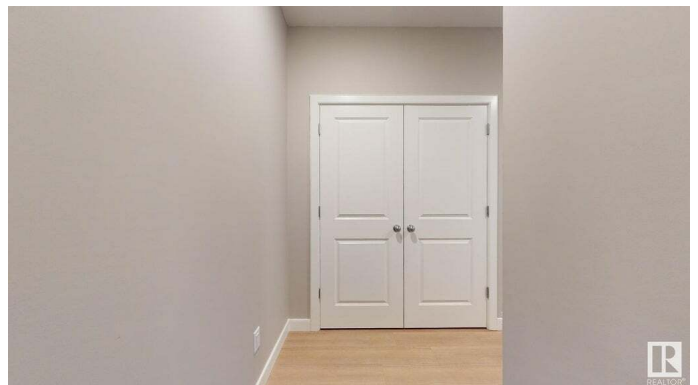
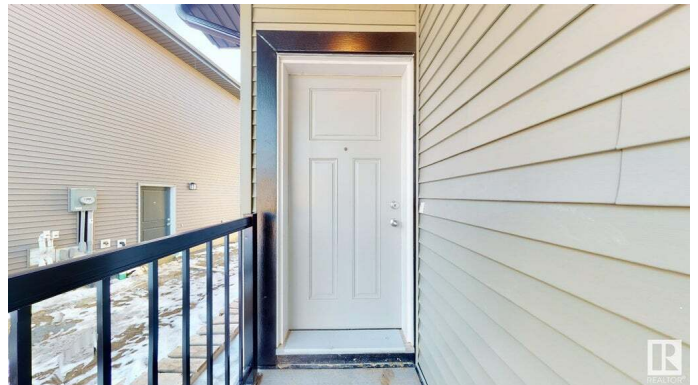
Orchards At Ellerslie The, Edmonton, Alberta

INVESTOR ALERT ! Upper floor rented for \$1800/month plus utilities on a 2 year, basement rented for \$1000/month on a 1 year lease. 2400 sqft. Living space Brand new double front attached garage house in Orchards with a legal basement suite that has a separate entrance and a separate temperature control for basement heating. Easy access to Highways, Transits, Restaurants, shopping, Airport. Less than 5 mins to 3 schools - Jan Reimer K-9, Divine Mercy Catholic K-6, Little Orchards Preschool. Community has exclusive access to the club house, tobogganing hill, NHL sized skating rink, tennis & basketball courts , spray park and lots of green space to bike or walk. House comes with 2 kitchens, 5 bedrooms, 2 Living rooms, bonus room, 3.5 baths, 2 front load Laundry, blinds, brand new SS appliances, premium cabinets, Quartz countertops, 18 ft high ceiling in Living room. Natural sunlight from a south west facing backyard all year long. Energy efficient house with huge windows.

Built in 2022

Essential Information

MLS® #	canada_474
Price	\$574,988
Bedrooms	4
Bathrooms	4.00



Half Baths	1
Square Footage	1,701
Acres	0.07 acres
Year Built	2022
Type	Single Family
Status	Active

Community Information

Address	9408 Pear Crescent Sw
Subdivision	Orchards At Ellerslie The
City	Edmonton
Province	Alberta
Zip Code	T6X 2Z4

Amenities

Features	HRV System, Natural Gas Stove Hookup, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Laundry-In-Suite, No Animal Home, No Smoking Home, Programmable Thermostat, Vinyl Windows
# of Garages	2

School Information

Elementary	Divine Mercy Catholic K-6
Middle	Jan Reimer K-9
High	Dr. Anne Anderson

Additional Information

Date Listed	November 22nd, 2022
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