

## \$500,000 - 9116 Pear Drive, Edmonton

MLS® #E4438892

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

Welcome to 9116 Pear Drive – The Perfect Blend of Style & Comfort. Discover The Lucca by Cantiro (Dolce Vita) Homes, an immaculately maintained duplex in the heart of The Orchards. This bright and stylish home features a bright and airy open main floor, which includes a modern two-tone kitchen with quartz countertops, stainless steel appliances, and a warm white-and-wood cabinet design that feels both fresh, natural and inviting. Upstairs offers three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, plus a bonus flex space and another full bath. Enjoy summer days in the large backyard with a generous deck – perfect for entertaining. The unfinished basement is ready for your personal touch or an ideal space for your home gym. With a double-attached garage, a wide driveway, and access to walking trails, parks, ponds, and fantastic community amenities, this home checks all the boxes.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438892  |
| Price     | \$500,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,536         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9116 Pear Drive           |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 2N7                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 53        |

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Listing information last updated on June 17th, 2025 at 9:17am MDT