

## \$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	34
Zoning	Zone 53

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