

\$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

MLS® # E4461623

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	20
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 8:02pm MDT