



## 9315 PEAR Link Edmonton AB

\$455,000

Nestled in the highly sought after Orchards neighbourhood, this stunning 3 bedroom, 2.5 bathroom duplex offers spacious rooms, an open concept main floor & provides ample natural lighting throughout. A walk-in closet & 3-piece ensuite complete the elegance of the master bedroom. The modern kitchen includes vast cabinet space, stainless steel appliances, and houses an 11.5 foot quartz countertop island. This property was built with efficiency in mind to enhance energy savings. The home is also equipped with a Heat Recovery Ventilator (HRV) which replaces stale inside air with fresh air from outside, while retaining indoor heat and removing harsh odours. Experience the convenience of Brilliant Smart Home Automation, allowing you to control your thermostat, door access, and adjust lighting from an all-in-one app, or with voice control. Situated just minutes from shopping, major highways, and the airport, this home offers unmatched convenience with a luxurious feel, keeping everything you need close by.

Listing Presented By:



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