

1834 SQ FT
911 Pear Drive



ROCHA IN THE ORCHARDS SHOWHOME

9506 Pear Close SW, Edmonton
780.440.4011
rocha@bedrockhomes.ca

Job #ROC-0-034484
Lot 77, Block 2, Plan 182-2610

DETAILS

- Located in the highly desirable community of Rocha in the Orchards. This former showhome is gorgeous and ready for a family of its own.
- Amenities, schools, public transit all within minutes.
- New access from 41st avenue for a quicker commute to amenities.
- This home features beautiful blue premium siding with sleek brick enhancements. This spacious south facing lot is fully landscaped and comes with a functional deck perfect for hosting backyard gatherings.
- This open concept main floor offers a stunning kitchen loaded with upgrades! From the cabinets to the countertops, there is nothing standard about this home.
- Main floor bathroom has a fully tiled shower included and the den has a full closet if needed to convert into a 4th bedroom.
- Brand new upgraded stainless steel Samsung appliances are included as well as an upgraded floor plan option to accommodate a spacious corner pantry.
- Upgraded tile backsplash, faucet, and cabinet hardware for a more modern feel in your home.
- The living room's mood is set by the color changing tones within our electric linear fireplace and feature wall colour.
- Spindle railing on the main floor opens the stairway to allow more natural light to illuminate the stairwell.
- Large bonus room for those stay at home movie nights or for the littles to play while keeping their toys confined to one area.
- This master bedroom offers so much room, giving you a small oasis to look forward to at the end of your day.
- Walk-in closet with staggered shelving for all your clothing length needs.
- Bedrooms two and three offer optimal space for a growing family. Tiered shelving in the closets gives you extra space for hanging and stacking clothes.
- Walk-in laundry room.
- Soffit plug-in perfect for all your holiday lighting. Convenient switch in the garage for easy access!
- Keep warm in the garage with our included wall heater.
- Electrical upgrades include extra plug ins throughout the garage as well as roughed in wiring for an alarm system.
- Don't sweat it, this home has AIR CONDITIONING!
- 9' basement foundation. Raises your ceiling from 8' to 9' giving you a more spacious and open feel.

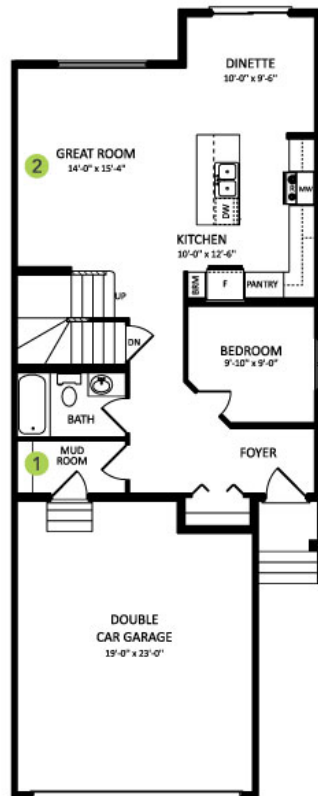
1834 SQ FT
9111 Pear Drive



ROCHA IN THE ORCHARDS SHOWHOME

9111 Pear Drive SW, Edmonton
780.440.4011
rocha@bedrockhomes.ca

Job # ROC-0-034484
Lot 77, Block 2, Plan 182-2610



Main Floor
876 SQ FT



Second Floor
958 SQ FT

