

## \$339,988 - 2560 Pegasus Boulevard, Edmonton

MLS® #E4437883

**\$339,988**

2 Bedroom, 2.50 Bathroom, 1,453 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Stylish, sun-filled END-UNIT townhome in Edmonton's desirable Griesbach - a community voted Edmonton's best - TWICE! This 3-storey gem features 2 bedrooms, 2 flex rooms, and 2.5 baths. The bright open-concept main floor includes a modern island kitchen with GRANITE countertops, ample cabinetry, and access to a PRIVATE BALCONY—ideal for coffee mornings or BBQ nights. The upper level offers a primary suite with dual closets and ensuite with GRANITE counter, a second bedroom, full bath with a GRANITE counter, flex room and convenient laundry. Extra windows flood the home with natural light, while the attached garage, driveway parking, add ease and curb appeal. The ground level floor features a room that could be used as a 3rd bedroom, office or play room. Steps from parks, trails, ponds, schools, and just minutes to shopping, dining, transit, and Anthony Henday. Perfect for first-time buyers, professionals, or downsizers seeking modern comfort in a vibrant, connected community.

Built in 2014

### Essential Information

MLS® # E4437883

Price \$339,988



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,453             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2560 Pegasus Boulevard |
| Area        | Edmonton               |
| Subdivision | Griesbach              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5E 6V4                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Corner Lot, Level Land, Not Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |

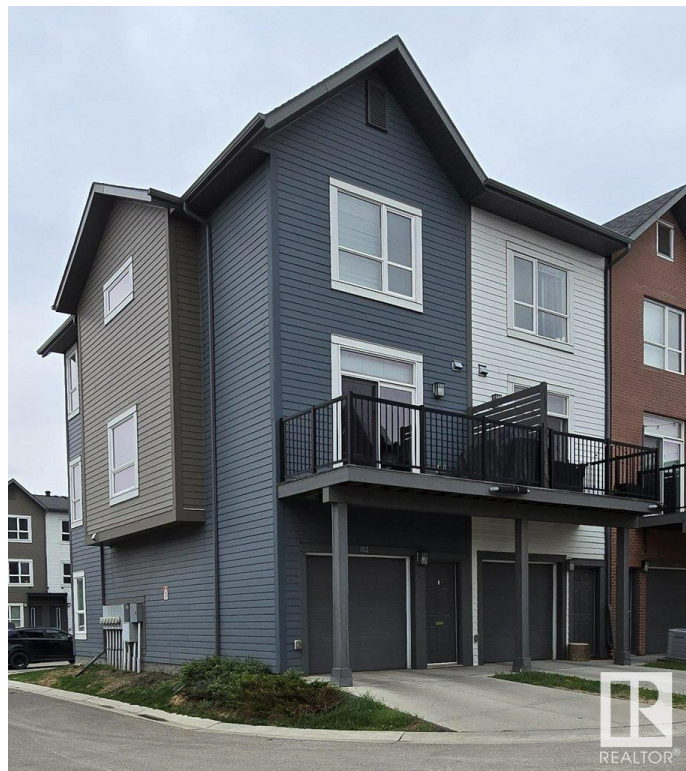
|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Mjr Griesbach/K. Therrien |
| Middle     | Mjr Griesbach/St. Edmunds |
| High       | M.E. LaZerte/Oâ€™Leary    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 27        |
| Condo Fee      | \$328          |



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 June 16th, 2025 at 6:47am MDT