

## **\$339,988 - 102 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**

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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	102 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	57
Zoning	Zone 27
Condo Fee	\$328



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