# \$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 BALCONYâ€"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
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

102 2560 Pegasus Boulevard
Edmonton
Griesbach
Edmonton
ALBERTA
AB
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

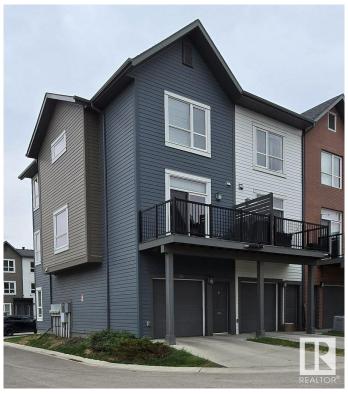
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mjr Griesbach/K. Therrien
Middle	Mjr Griesbach/St. Edmunds
High	M.E. LaZerte/O'Leary

#### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	27
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 17th, 2025 at 5:17am MDT