

## \$259,900 - 91 2560 Pegasus Boulevard, Edmonton

MLS® #E4431561

**\$259,900**

2 Bedroom, 1.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Wake up to million-dollar pond views and peaceful walks through scenic trails in the heart of Griesbach—an award-winning community centrally in Edmonton. This upgraded 2-storey townhouse offers bright, maintenance-free living, featuring a freshly painted interior, 9-ft ceilings, and natural light flowing from the east-facing kitchen to the west-facing living room. The stylish L-shaped kitchen has granite countertops and stainless-steel appliances, opening to a cozy living area and private balcony with water views—also visible from the primary bedroom. Upstairs you’ll find two spacious bedrooms, a full bath and upper-level laundry. A dedicated parking stall adds everyday ease. Surrounded by parks, schools, the YMCA, Northgate Shopping Centre, health services and a major transit hub—everything’s steps away, and downtown just minutes away. Don’t miss your chance to own a home that feels like a retreat every single day.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431561  |
| Price     | \$259,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 91 2560 Pegasus Boulevard |
| Area        | Edmonton                  |
| Subdivision | Griesbach                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5E 6V4                   |

### Amenities

|               |                               |
|---------------|-------------------------------|
| Amenities     | Ceiling 9 ft., No Animal Home |
| Parking       | Stall                         |
| Is Waterfront | Yes                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, View Lake, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 27 |
| Condo Fee      | \$210   |

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Listing information last updated on April 19th, 2025 at 11:32am MDT