

## \$319,900 - 115 2560 Pegasus Boulevard, Edmonton

MLS® #E4430031

**\$319,900**

2 Bedroom, 1.50 Bathroom, 1,344 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Experience modern living in the heart of the Griesbach with this upgraded 3-storey townhouse, where functionality meets contemporary design. Freshly painted throughout! The first floor welcomes you with a versatile den/office space, a 2pc bath, and direct access to the garage. On the second floor, the open-concept layout is perfect for entertaining, featuring a spacious living room, a generous dining area, and a chef's island kitchen with quartz countertops, SS appliances, and modern cabinetry. With 9' ceilings and large windows, this space is filled with plenty of natural light. Step outside onto the large balcony, ideal for outdoor dining or barbecuing. The third floor offers a full bath, a convenient laundry room, and two spacious bedrooms, providing ample space for rest and relaxation. Great location, near all amenities, including walking trails, pond, schools, parks, playgrounds, and shopping, this townhouse offers the perfect balance of modern comfort and a vibrant community lifestyle.

Built in 2014

### Essential Information

MLS® # E4430031

Price \$319,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	115 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, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 27
Condo Fee	\$317

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