

## \$261,900 - 80 2560 Pegasus Boulevard, Edmonton

MLS® #E4425536

**\$261,900**

2 Bedroom, 1.00 Bathroom, 997 sqft

Condo / Townhouse on 0.00 Acres

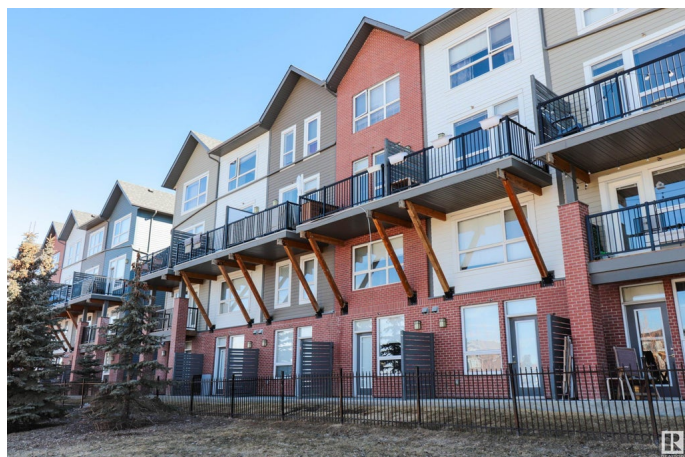
Griesbach, Edmonton, AB

Welcome HOME. Make this well maintained townhouse in the beautiful community of Griesbach your next home or investment. Once you enter this home, it will greet you with its open floor plan. It has 9 foot ceiling to make the main floor more spacious. Kitchen comes with granite countertops and stainless steel appliances to make it look more stunning. On the main floor, you will also find a good size dining area and living room which leads to a balcony that is over looking the walking trail and a pond. Upper floor has 2 good size bedrooms and a full bathroom. You can also find the washer/dryer in the second level making your laundry day easier. Parking is so convenient that it is just located in front of the property. Maintenance free living in a sought after community and in the heart of Edmonton. Close to downtown Edmonton, transit, school, shopping centre, park, green space and walking trails. So what are you waiting for, come and take a look before it's gone.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425536  |
| Price     | \$261,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 997               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 80 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, See Remarks |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 27          |
| Condo Fee      | \$211            |

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Listing information last updated on April 30th, 2025 at 1:32pm MDT