

## \$325,000 - 6 2560 Pegasus Boulevard, Edmonton

MLS® #E4455996

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,465 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Griesbach, a community filled with scenic lakes, winding trails, and even a toboggan hill with downtown views. Perfectly located just minutes from downtown with quick access to all major routes, including the Anthony Henday, plus close to schools and shopping. The main floor of this stylish townhome greets you with a 2pc bath, a versatile den/office, and access to your attached garage with a driveway for extra parking. Upstairs, the open concept design shines with a modern kitchen featuring dark cabinetry, quartz countertops, s/s appliances, and a central island with seating. The living and dining areas are bright and inviting, with patio doors to your private balcony perfect for morning coffee or evening unwinding. On the top level youâ€™ll find two spacious bedrooms, including a primary retreat with dual closets and a 4pc ensuite, plus a second full bath and laundry. With A/C, thoughtful design, and a fantastic location, this is the kind of home that just feels right.

Built in 2014

### Essential Information

MLS® # E4455996

Price \$325,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,465
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner
Parking	Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 4th, 2025
Zoning	Zone 27
Condo Fee	\$335

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Listing information last updated on September 4th, 2025 at 5:47pm MDT