

## \$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 you'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 |
| Days on Market | 12                  |
| Zoning         | Zone 27             |
| Condo Fee      | \$335               |

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Listing information last updated on September 16th, 2025 at 2:32am MDT