

## \$278,000 - 51 2560 Pegasus Blvd, Edmonton

MLS® #E4424460

**\$278,000**

2 Bedroom, 2.00 Bathroom, 1,103 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this beautifully upgraded 1100', 2 Storey, 2 bedrooms, 2 bathrooms townhouse in the sought after community of GRIESBACH. This bright and modern home offers a PICTURESQUE view of the manmade lake from both the owner's suite and PRIVATE BALCONY, providing a serene and peaceful setting. Step inside to an open and airy main floor with 9' ceilings and stylish laminate flooring throughout. The kitchen is a chef's dream featuring GRANITE countertops, shaker cabinetry and Stainless Steel appliances. The adjacent living room is filled with Natural Light thanks to an abundance of windows making it a warm and inviting space to relax or entertain. Upstairs you will find a spacious owner's suite with a stunning lake view, an additional bedroom, and a conveniently located upper floor laundry. This beautiful townhouse is surrounded by scenic WALKING TRAILS, parks and top notch amenities!!!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424460  |
| Price      | \$278,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,103             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 51 2560 Pegasus Blvd |
| Area        | Edmonton             |
| Subdivision | Griesbach            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5E 6V4              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Stall  |
| Is Waterfront  | Yes  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Lake, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Major General Griesbach  
Middle                Major General Griesbach  
High                    Archbishop MacDonald High

### **Additional Information**

Date Listed            March 7th, 2025  
Days on Market      29  
Zoning                 Zone 27  
Condo Fee             \$214

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Listing information last updated on April 4th, 2025 at 10:47pm MDT