

## \$263,000 - 90 2560 Pegasus Boulevard, Edmonton

MLS® #E4459951

**\$263,000**

2 Bedroom, 1.00 Bathroom, 998 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Bright and Modern 2 bedroom townhouse located at the vibrant community of Griesbach. 9'H ceiling and laminated flooring on main. Cozy living room with large window and patio door to concrete patio backing onto the walking trail and serene lake. Open kitchen with quartz countertops, mosaic tiled backsplash and lots of cabinets. Upstairs featuring 2 bedrooms, 4 pcs bath and laundry room. Spacious primary bedroom boasts with large windows overlooking the spectacular lake view. Parking stall just at the front. Excellent location. Close to schools, park, bus and shops with easy access to Northgate Mall & T & T supermarket. Quick possession. Ideal starter home or holding property.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459951          |
| Price          | \$263,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 998               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 90 2560 Pegasus Boulevard |
| Area        | Edmonton                  |
| Subdivision | Griesbach                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5E 6V4                   |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Parking-Visitor, Patio, Storage-In-Suite |
| Parking Spaces | 1                                                       |
| Parking        | Stall                                                   |
| Is Waterfront  | Yes                                                     |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| # of Stories | 2                                                                                                             |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, Finished                                                                                                |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 36                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$210   |

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Listing information last updated on November 4th, 2025 at 6:02am MST