

## \$344,900 - 23 2560 Pegasus Boulevard, Edmonton

MLS® #E4432335

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This charming 3-bedroom, 2.5-bathroom townhome in Griesbach delivers comfort, convenience, and community. The open-concept layout boasts a large kitchen, sun-filled living room, and dining space designed for gathering. With an additional living area that's perfect for a home office or playroom, the home adapts easily to your lifestyle. The primary suite features a private ensuite, and two more bedrooms provide flexible options for family or guests. Steps away from schools, parks, transit, and a public pool, this is where home meets lifestyle.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432335          |
| Price          | \$344,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,535             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |



Status Active

### Community Information

Address 23 2560 Pegasus Boulevard  
Area Edmonton  
Subdivision Griesbach  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 6V4

### Amenities

Amenities Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows  
Parking Single Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Fiber Cement  
Exterior Features Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced  
Roof Asphalt Shingles  
Construction Wood, Fiber Cement  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 23rd, 2025  
Days on Market 8  
Zoning Zone 27  
Condo Fee \$346

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