# \$575,000 - 204 11710 87 Avenue, Edmonton

MLS® #E4443325

### \$575,000

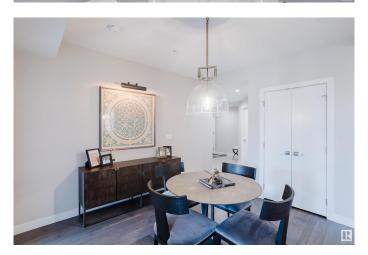
2 Bedroom, 2.50 Bathroom, 1,173 sqft Condo / Townhouse on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Discover luxury living at The Bentley â€" an exclusive new condominium in prestigious Windsor Park, just steps from the University of Alberta and the Edmonton River Valley. These bright 2-bedroom, 2.5-bathroom residences offer exceptional concrete and steel construction, a timeless brick and stone exterior, and premium finishes throughout. Open concept dining, kitchen and living room features: sleek cabinetry, work station sink with garburator, quartz countertops/backsplash, stainless steel appliances, triple-pane windows, Laminate floors, and a stylish linear fireplace. Large primary with walk-in closet with built-ins, spa-inspired en-suite features a jetted tub/glass shower. The second bedroom features 2 closets and an ensuite with a tub/shower combo. Other bonus's are the 1/2 bath for guests with a closet, laundry room with extra cabinets, and one underground parking stall with storage. Come live in the most perfect pocket of Edmonton.







Built in 2016

#### **Essential Information**

MLS® # E4443325 Price \$575,000

Bedrooms 2

Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,173 Acres 0.00 Year Built 2016

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 204 11710 87 Avenue

Area Edmonton

Subdivision Windsor Park (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0Y3

#### **Amenities**

Amenities Air Conditioner, No Smoking Home

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings, See Remarks

Heating Heat Pump, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Steel, Brick, Stone

Exterior Features Low Maintenance Landscape

Roof SBS Roofing System
Construction Steel, Brick, Stone
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 5

Zoning Zone 15

Condo Fee \$655

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 12:02am MDT