

Courtesy Of Sherri L Herman Of One Percent Realty

## \$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
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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	6
Zoning	Zone 15
Condo Fee	\$655

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Listing information last updated on June 25th, 2025 at 5:47pm MDT