

# **\$524,800 - 104 11710 87 Avenue, Edmonton**

MLS® #E4431938

**\$524,800**

2 Bedroom, 2.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Welcome to The Bentley: a luxurious condominium in the heart of prestigious Windsor Park, perfectly located near the University of Alberta, Jubilee & River Valley. Featuring concrete & steel construction, high end materiality, heated underground parking & triple pane windows. This RAISED main floor suite (not "ground floor") enjoys a massive wrap-around gated terrace. Combining European elegance with sleek contemporary design, this well equipped suite features an open concept design with a chefs kitchen: high-end cabinetry, quartz countertops, stainless steel appliances. The kitchen flows into the living room lined with windows overlooking the terrace - centred around a cozy fireplace. Ample space for a dining area. The primary bedroom features a spa-like ensuite, with floating vanities, LED lighting, and a walk-in shower. The unit is complete with another spacious bedroom/office and a full bathroom. Well managed building heavily populated with U of A academics / professors / doctors / etc.

Built in 2016

## **Essential Information**

MLS® # E4431938

Price \$524,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 11710 87 Avenue
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0Y3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Intercom, Parking-Visitor, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Brick, Stone
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	SBS Roofing System
Construction	Steel, Brick, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	10
Zoning	Zone 15
Condo Fee	\$560

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 May 1st, 2025 at 5:02pm MDT