

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.

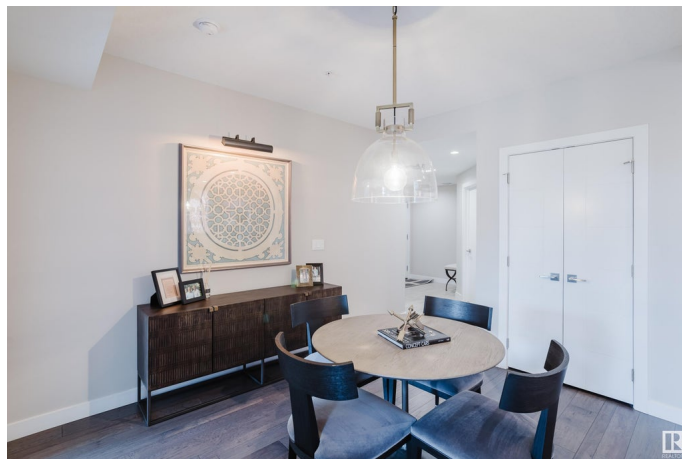
Built in 2016

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 |
|----------|---------------------|

| | |
|-------------------|---------------------------|
| 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 | 17 |
| Zoning | Zone 15 |
| Condo Fee | \$655 |

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Listing information last updated on July 6th, 2025 at 9:17pm MDT