

# **\$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**

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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 | 11               |
| Zoning         | Zone 15          |
| Condo Fee      | \$560            |

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Listing information last updated on May 1st, 2025 at 10:02pm MDT