

Courtesy Of Sherri L Herman Of NOW Real Estate Group

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

MLS® #E4453255

**\$575,000**

2 Bedroom, 2.50 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Experience refined living at The Bentley â€” a premier new condominium in prestigious Windsor Park, steps from the University of Alberta and Edmontonâ€™s River Valley. These sun-filled 2-bedroom, 2.5-bath residences feature solid concrete and steel construction, a timeless brick-and-stone exterior, and upscale finishes throughout. The open-concept kitchen, dining, and living areas boast sleek cabinetry, workstation sink with garburator, quartz counters/backsplash, stainless steel appliances, triple-pane windows, laminate floors, and a chic linear fireplace. The spacious primary offers a walk-in closet with built-ins and a spa-inspired ensuite with jetted tub and glass shower. The second bedroom includes two closets and its own ensuite with tub/shower. Extras include a guest powder room with closet, laundry room with added cabinetry, and one heated underground stall with storage. Live in Edmontonâ€™s most desirable pocket.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453255  |
| 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 Animal Home, No Smoking Home |
| Parking Spaces | 1                                                |
| Parking        | Heated, Underground                              |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, 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, Stucco                                      |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools |

|              |                      |
|--------------|----------------------|
| Roof         | SBS Roofing System   |
| Construction | Steel, Brick, Stucco |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 15           |
| Condo Fee      | \$655             |

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Listing information last updated on October 16th, 2025 at 3:02am MDT