

# **\$385,000 - 203 11710 87 Avenue, Edmonton**

MLS® #E4434839

**\$385,000**

1 Bedroom, 1.00 Bathroom, 632 sqft

Condo / Townhouse on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

UPSCALE CONDO IN WINDSOR PARK, STEPS TO THE U OF A & RIVER VALLEY  
Welcome to The Bentley, located in one of Edmonton's most exclusive and historic neighbourhoods - Windsor Park! This thoughtfully designed 1 bedroom, 1 bath, 632 sqft condo offers the perfect blend of comfort, location, and lifestyle. Just steps from the University of Alberta, you're also a short walk to the river valley trails, Square 1 Coffee, and everything that makes this neighbourhood so special. Inside, enjoy hardwood floors, large windows, and a bright, open layout. The living room features a gas fireplace and access to your private balcony, perfect for morning coffee or evening relaxation. The kitchen is modern and functional with stainless steel appliances, tile backsplash, and plenty of counter and cupboard space. The primary bedroom includes a 4-piece ensuite and walk-in closet, with in-suite laundry and titled underground heated parking with storage completing the package. Welcome home!

Built in 2016

## **Essential Information**

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Price \$385,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 632                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 203 11710 87 Avenue     |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 0Y3                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Intercom, Parking-Visitor, Secured Parking, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks |
| Heating           | Forced Air-1, 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 | Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                              |
| Construction      | Steel, Brick, Stone                             |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 15       |
| Condo Fee      | \$367         |

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Listing information last updated on May 9th, 2025 at 1:02pm MDT