

## \$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

MLS® # E4434839

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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