

## **\$649,000 - 205 11710 87 Avenue, Edmonton**

MLS® #E4454466

### **\$649,000**

2 Bedroom, 2.50 Bathroom, 1,313 sqft  
Condo / Townhouse on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Welcome to this luxury building that has superior finishing throughout. The Bentley condominium complex is located in the beautiful Windsor Park neighborhood. This building consists of concrete and steel construction, built in 2016. This unit has 2 BEDROOMS plus a DEN, & 2.5 BATHROOMS. The primary bedroom has a 5 piece ensuite that has, LED lighting, large vanity and a spa like feel. The second bedroom is large in size with its own 4 piece ensuite. The main floor has a open floor plan with a modern style kitchen and cabinetry, quartz countertops throughout, stainless high end appliances, dining room, and a large living rm with fireplace and door to the good size balcony. There is private in suite laundry, and 2 piece bathroom off the large den/flex space. The sale includes 1 secured underground titled parking stall with storage cage. This unit has been freshly paint. The location is walking distance to Whyte Ave, University of Alberta, LRT station, U of A hospital, River Valley and the Jubilee Auditorium.

Built in 2016

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4454466  |
| Price  | \$649,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 11710 87 Avenue     |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 0Y3                 |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground                                     |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating           | Heat Pump, Natural Gas                                                                                                                                |
| # of Stories      | 4                                                                                                                                                     |
| Stories           | 1                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Steel, Brick, Stone                                           |
| Exterior Features | Landscaped, Low Maintenance Landscape, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | SBS Roofing System       |
| Construction | Steel, Brick, Stone      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 15           |
| Condo Fee      | \$738             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 9th, 2025 at 2:02am MDT