



## 11710 87 Avenue 304 Edmonton AB

\$625,000

The Bentley is a luxury condo located in Windsor Park, one of Edmonton's most prestigious neighborhoods. This 2 bedroom, 2 and a half bathroom unit boasts unobstructed east balcony view sleek cabinetry, quartz countertops, engineered hardwood floors, stainless steel appliances, in-suite laundry, and a linear fireplace. The spacious master bedroom includes a spa-like ensuite with a steam shower. Additional features include air conditioning, triple-pane windows, 9-ft ceilings, concrete/steel construction, an exterior gas line for the deck, and one secured underground parking stall. The Bentley offers quality craftsmanship and elegant finishes, making it the perfect home for discerning buyers. Guaranteed rental program for a great investment opportunity. Ideally located next to the University of Alberta and just steps from the University Hospital, Jubilee Auditorium, and River Valley trails, with quick access to Whyte Avenue, downtown, and the LRT station.

Listing Presented By:



Originally Listed by:  
Initia Real Estate

mxinitia@gmail.com  
<https://www.remaxrealestateedmonton.com/agents/1697900/Min+Xi+e>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)