



**Mark D. Evernden**

Private Office - ENGEL & VOLKERS CALGARY

Office: (587) 387-2228

Cell: 403-829-3776

Fax: (403) 698-7521

mark.evernden@engelvoelkers.com

#404 11710 87 AV

C4126443 Active

LP: \$971,250



<b>Class:</b>	Apartment	<b>Area:</b>	DOM: 16 Edmonton
<b>Type:</b>	Lowrise Apartment	<b>Zone:</b>	
<b>Style:</b>	Single Level Unit	<b>Community:</b>	Windsor Park_EDMO
<b>Year Built:</b>	2016	<b>Postal Code:</b>	T6G 0Y3
<b>LINC:</b>	0037155166	<b>Condo Type:</b>	Conventional
<b>Legal Plan:</b>	1621732	<b>Possession:</b>	09/29/2017 NEG
<b>Blk:</b>		<b>Lot:</b>	
<b>Land Use Code</b>		<b>Taxes:</b>	\$9139/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	450/Monthly

The Bentley is a recently completed luxury condominium in prestigious Windsor Park, adjacent to the University of Alberta. The bright 2 bedroom, 3 bathroom luxury condominiums features concrete and steel construction, heated underground parking, a brick and stone exterior, double master en-suites, large triple pane windows, modern kitchen cabinetry, quartz countertops, hardwood floors, stainless steel appliances, in-suite laundry and a linear fireplace. This unit also features a flex room, which can be used as an office room, or a third bedroom. In addition, a steam shower, luxury finishes, and one heated underground parking stall comes standard with every unit. To enhance your lifestyle, the Bentley is only steps away from the Jubilee auditorium, River Valley Trails, numerous restaurants and boutiques, golf courses, the University of Alberta hospital, and the LRT. Final units are now selling, dont miss out!

<b>Mstr Bed</b>	9'10" x 14'11"	M	<b>Living Rm</b>	12'8" x 11'5"	M	<b>Bedrooms:</b>	Above: 2 /Ttl:2	<b>Baths:</b>	Full: 2 Half: 1
<b>Kitchen</b>	13'7" x 10'6"	M	<b>Rec Rm</b>	13'6" x 11'6"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Dining Rm</b>	16'7" x 17'2"	M	<b>Bedroom</b>	10'6" x 11'1"	M	<b>Bathrooms:</b>	1	0	0
						<b>Ensuite:</b>	0	1	0
									<b>5Pc</b>
									0
						<b>Level</b>	<b>SqMtr</b>		<b>SqFt</b>
						<b>Main:</b>	131.2		1412.00
						<b>Upper:</b>			
						<b>AbGd:</b>			
						<b>Lowr:</b>			
						<b>Total A.G.:</b>	131.2		1412.00

<b>Basement:</b>		<b>Heating:</b>	Hot Water	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>		<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	
<b>Construction:</b>	Steel Frame	<b>Lot Shape:</b>			
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>			
<b>Exterior:</b>	Brick, Stone	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Roll Roofing	<b>Flooring:</b>	Ceramic Tile, Hardwood		
<b>Front Exp:</b>	South				
<b>Parking:</b>	Total: 2 Parkade, Underground	<b>Garage Dim:</b>			
<b>Features:</b>	Balcony, Handicap Access, No Smoking Home				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>Condo Name:</b>	Bentley The	<b>Parking Type:</b>	Titled	<b>Floor #:</b>	4
<b>Management:</b>	Braden Equity - 780-429-5956	<b>Stall:</b>	64,65	<b>End Unit:</b>	
<b>Total Units:</b>	38	<b>Storage Type:</b>	Assigned	<b>Balcony:</b>	True
<b>Post Tension:</b>	N	<b>Locker #:</b>		<b>Registered Size</b>	131.30SqM/1413.3SqFt
<b>Condo Fee Incl:</b>	Exterior Maintenance, Heat, Landscape and Snow Removal, Utilities for Common Area, Water/Sewer			<b>Size Includes:</b>	Interior Above Grade
<b>Amenities:</b>	Handicap Access, Secured Parking, Storage			<b>InSuite Laundry:</b>	Y
<b>Restrictions:</b>	None Known				

Listed By: ENGEL & VOLKERS CALGARY

List Date: July 09, 2017



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New Listing

July 09, 2017

Status

A

