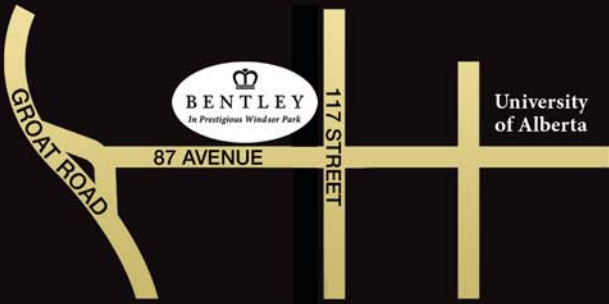




*The Fusion of Quality & Design*



The Bentley site is located in the Windsor Park district of Edmonton, with a municipal address of 11710 - 87 Avenue.

### The Team

Developer: Yorkton Group  
 Builder: Chandos Construction  
 Architect: Brinsmead Kennedy Architecture  
 Structural Engineer: Protostatix Engineering Consultants  
 Mechanical Engineer: Allen Wasnea Engineering  
 Electrical Engineer: Implicit Engineering

*All renderings, photos and specifications are for general information purposes only. The developer reserves the right to make changes and modifications to the information contained herein.*

### Bentley Show Suite Address:

11710 - 87 Avenue

For more information or to book a viewing please call: 780-907-5263

[www.bentleycondos.ca](http://www.bentleycondos.ca)

### The Developer:

Yorkton Group International Ltd. is a full service real estate development company located in Edmonton, Alberta since 1989. Yorkton Group has extensive experience in home building, commercial construction, land development, property management, commercial leasing, commercial brokerage, real estate investment, development and asset management.



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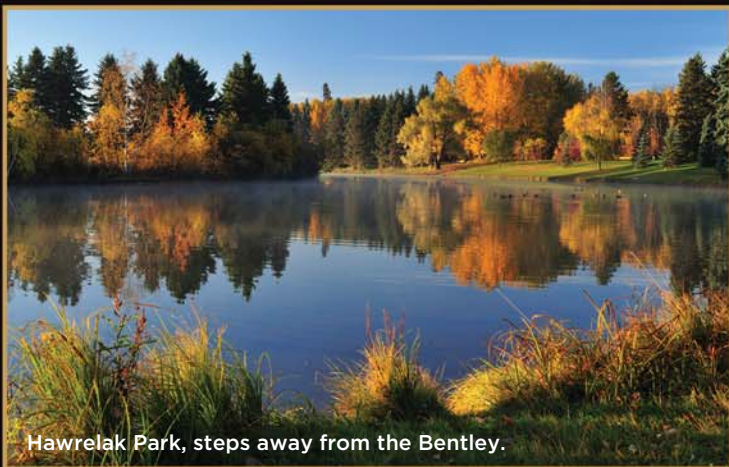
*Welcome home...*  
**to Bentley in prestigious Windsor Park!**

Bentley is a luxurious condominium that combines European elegance with contemporary design and superior quality finishes.

Bentley is located in prestigious Windsor Park adjacent to the world class University of Alberta, University Hospital, Edmonton Clinic and the Mazankowsky Alberta Heart Institute.

Windsor Park is one of Edmonton's oldest and most exclusive neighbourhoods, characterized by large mature trees, beautiful scenery, and multi-million dollar homes.

***Bentley in Windsor Park - you have indeed arrived!***



Hawrelak Park, steps away from the Bentley.



Victoria Golf Course, minutes away from the Bentley.

**Building Highlights:**

- ◆ The elegant exterior of the building is comprised of red brick and stone for a superior building envelope.
- ◆ Solid concrete and steel construction for longevity.
- ◆ Full height windows and curtain walls abound providing excellent views of the surrounding area.
- ◆ Windows are well-equipped with Triple Pane Advanced Low E Insulating Glass with Argon, providing superior energy efficiency.
- ◆ Bentley features secure heated underground parking for convenience and peace of mind.
- ◆ A multitude of floor plans, luxury finishes, and colour schemes come standard.
- ◆ Wired for the internet, the state of the art building has available SMART home automation.
- ◆ All remaining units feature steam showers, double master en-suites, and many units feature a flex room.

**World Class Amenities:**

- ◆ World class athletic facilities at the University of Alberta built for the World University Games are just steps away from the Bentley. And a new Wellness Centre (PAW) is now open adjacent to the Butterdome.
- ◆ The famous Windsor Park School and the Northern Alberta Jubilee Auditorium, a world class performing arts facility, are also just steps away.
- ◆ William Hawrelak Park is nearby as well as the Mayfair Golf and Country Club, Emily Murphy Park, and the Victoria Golf Course.
- ◆ Local bus transit and light rapid transit (LRT) stations are within a short walking distance.
- ◆ The area boasts a plethora of restaurants, unique and trendy boutiques, and countless professional amenities and service providers to enhance your lifestyle.

