



**Edmonton** **Schonsee LP: \$195,000**  
 #404 6070 SCHONSEE WY NW T5Z 0G8 SP:

**Listing ID #** E4472577 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2011  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Tot Flr AG SqFt** 757.46  
**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 70.37

[URL-Virtual Tour](#) [URL-Brochure](#)

Beautifully updated 1 bedroom + den, 1 bathroom condo with titled heated underground parking. This move in ready bright and open condo offers new vinyl plank flooring, fresh paint throughout, updated bathroom and in-suite laundry. The open-concept layout features a warm, inviting kitchen with abundant cabinetry and a raised breakfast bar. The spacious living and dining areas provide plenty of room to relax or entertain. Step outside and enjoy breath taking sunset views, the balcony has room for seating and a natural gas BBQ hookup. Additional perks include a fitness centre, social room, and secure underground parking close to elevator. Located steps from Lake Schonsee, parks, trails, schools, shopping, and transit, with quick access to Anthony Henday, this condo delivers the perfect blend of comfort, convenience, and value. Truly a home that checks all the boxes.

**Directions**

Living Room	5.37x4.92	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	3	M	No	Main		
Kitchen	2.60x2.92	M	Laundry Room	2.15x3.79	M	2				Upper		
Family Room						3				Above Grd		
Den	2.26x2.65	M				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	5.18x4.05	M				6				Tot Flr AG	70.37	757.46
Bedroom 2						7				# Finished	4	

**Heat Source** Natural Gas  
**Heat Type** Baseboard, Hot Water  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stone, Vinyl  
**Flooring** Vinyl Plank  
**Features** Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Social Rooms  
**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** Permit By Seller  
**Garage Suite** Permit  
**Garden Suite** Permit  
**Lot Shape** Front Exposure West  
**Lot Size SqM** 64.65 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,789.53 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Incl** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer  
**Goods Excl**

**Warranty**

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Site Features** Public Transportation, Shopping Nearby

**Parking** Underground

**Road Access** Paved

**Park Encl/Tot** / 1 **Garage Dim**

<b>Condo Name</b>	Shorewinds	<b>Floor Location</b>	Top	<b>Floor#</b>	4
<b>Condo Fee</b>	\$350.78	<b>#Floors in Build</b>	4	<b>Elevator</b>	Yes
<b>Fee Schedule</b>	Monthly	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	
<b>Fee Includes</b>	Exterior Maintenance, Heat, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common	<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Titled		
		<b>Unit Exposure</b>	W		