

## \$1,069,000 - 1005 Downey Way, Edmonton

MLS® #E4453275

**\$1,069,000**

5 Bedroom, 3.50 Bathroom, 3,051 sqft

Single Family on 0.00 Acres

Donsdale, Edmonton, AB

Experience over 4,300 sqft of refined living in one of Edmonton's most prestigious neighbourhoods—Donsdale. Perfectly positioned near the river valley's scenic trails, lush parks, & top schools, this residence blends timeless elegance w/ everyday convenience. The sun-filled main level boasts expansive living & dining areas, a private den, & a chef's kitchen outfitted w/ premium Thermador & Viking appliances, granite surfaces, & custom cabinetry. Upstairs, 3 spacious bdrms await, including a serene primary retreat w/ spa-inspired ensuite & a walk-in closet w/ built-ins. The newly finished lower level adds 2 more bdrms, full bath w/ walk-in shower & generous storage. Large mudroom & oversized triple attached garage ensure space for everything. Completing this home is AC & a lovely landscaped yard w/ huge deck featuring 10 person hot tub! This is more than a home—it's a rare opportunity to secure an address in sought-after Donsdale, combining tranquil neighbourhood charm w/ quick access to vibrant city life!

Built in 2012

### Essential Information

MLS® # E4453275

Price \$1,069,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,051                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1005 Downey Way |
| Area        | Edmonton        |
| Subdivision | Donsdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2V4         |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Tub, No Smoking Home |
| Parking   | Triple Garage Attached                          |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                       |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                        |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Cedar Shakes                             |
| Construction | Wood, Stone, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 20           |
| HOA Fees       | 406.48            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 27th, 2025 at 10:32pm MDT