

## \$789,800 - 808 Elderberry Court Nw, Edmonton

MLS® #E4437071

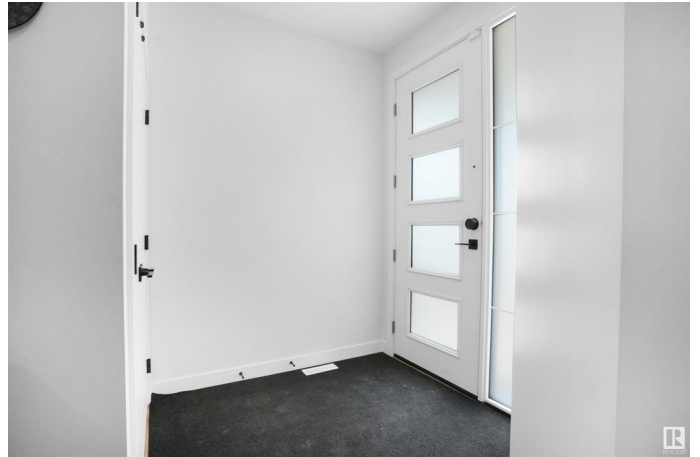
**\$789,800**

5 Bedroom, 4.00 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

BRAND NEW "IVY II" LUXURY HOME built by custom builders Happy Planet Homes sitting on 26 pocket wide PIE SHAPE LOT offers 2 MASTER BEDROOMS, 2 SECONDARY BEDROOMS UPSTAIRS AND MAIN FLOOR BEDROOM & FULL BATH is now available in the beautiful community of WOODHAVEN EDMONTON with PLATINUM LUXURIOUS FINISHINGS Upon entrance you will find a BEDROOM WITH A HUGE WINDOW enclosed by a Barn Door, FULL BATH ON THE MAIN FLOOR. Spacious Mud Room leads to wide garage. SPICE KITCHEN with SIDE WINDOW. TIMELESS CONTEMPORARY CUSTOM KITCHEN designed with two tone cabinets are soul of the house with huge centre island BOASTING LUXURY. Huge OPEN TO BELOW living room, A CUSTOM FIREPLACE FEATURE WALL and a DINING NOOK finished main floor. Upstairs you'll find a HUGE BONUS ROOM opening the entire living area along 2 MASTER BEDROOMS AND 2 SECONDARY BEDROOMS TOTALLING 5 BEDROOMS AND 4 FULL BATH IN THIS AMAZING HOME.\* Photos from similar spec, Actual house is under construction. Interior finishes can be reselected by the homeowner.



Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437071               |
| Price          | \$789,800              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,400                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 808 Elderberry Court Nw |
| Area        | Edmonton                |
| Subdivision | Edgemont (Edmonton)     |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 5M8                 |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 109            |
| Zoning         | Zone 57        |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 8:32pm MDT