\$899,900 - 8123 8125 83 Avenue, Edmonton

MLS® #E4443870

\$899,900

10 Bedroom, 5.00 Bathroom, 1,996 sqft Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Step into a prime investment opportunity with this fully renovated legal 4-plex in the heart of Idylwylde, offering the perfect blend of strong cash flow and long-term appreciation. Three of the units feature 3 bedrooms, while one basement suite offers 2 bedroomsâ€"ideal for a diverse tenant mix. Upper suites include 1.5 baths, and basement units have a full bath. With over \$230,000 invested in upgraded kitchens, flooring, electrical, plumbing, and a new roof, this is a worry-free asset built for longevity. Located just steps from Bonnie Doon Mall, the Edmonton LRT, and U of A's Campus Saint-Jean, the property benefits from consistent demand in a high-appeal area. Each suite includes separate laundry, modern finishes, and the property features a double detached garageâ€"perfect for additional tenant value or owner storage. This is an exceptional opportunity to own a turnkey property in one of Edmonton's most established and tenant-friendly investment corridors.

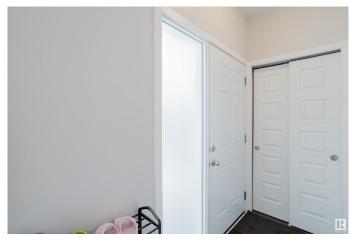
Built in 1971

Essential Information

MLS® # E4443870 Price \$899,900

Bedrooms 10







Bathrooms 5.00

Full Baths 4

Half Baths 2

Square Footage 1,996

Acres 0.00

Year Built 1971

Type Single Family

Sub-Type Duplex Side By Side

Style Bungalow

Status Active

Community Information

Address 8123 8125 83 Avenue

Area Edmonton
Subdivision Idylwylde
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1A7

Amenities

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Fenced, Public Transportation, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025

Days on Market 34

Zoning Zone 18

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 July 27th, 2025 at 3:32pm MDT