

## \$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 bedrooms—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 garage—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.

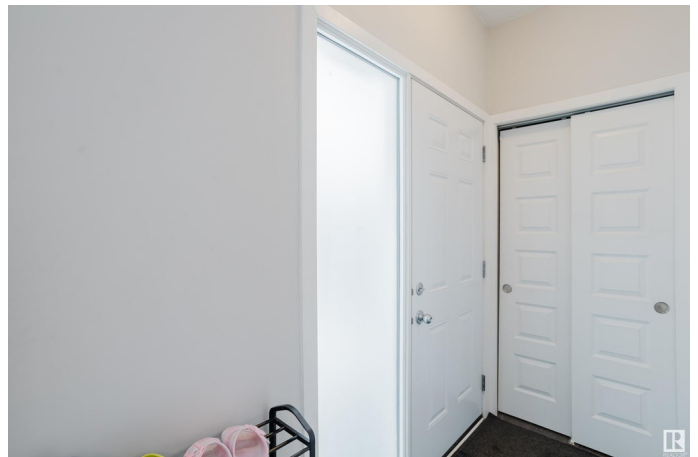
Built in 1971

### 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 & Gravel                                   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 18         |

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Listing information last updated on August 21st, 2025 at 11:02pm MDT