

## \$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	82
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 September 13th, 2025 at 5:02am MDT