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

MLS® #E4443870

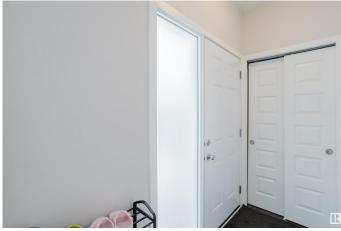
\$899,900

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 |
| Туре | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bungalow |
| Status | Active |
| Community Infor | mation |
| Address | 8123 8125 83 Avenue |
| Area | Edmonton |
| Subdivision | Idylwylde |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1A7 |
| | |
| Amenities | |
| Amenities Amenities | See Remarks |
| | See Remarks 4 |
| Amenities | |
| Amenities Parking Spaces | 4 |
| Amenities Parking Spaces Parking | 4 |
| Amenities Parking Spaces Parking Interior | 4 Double Garage Detached |
| Amenities Parking Spaces Parking Interior Interior Features | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, |
| Amenities Parking Spaces Parking Interior Interior Features Appliances | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories Has Suite | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas 2 Yes |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories Has Suite Has Basement | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas 2 Yes Yes |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories Has Suite Has Basement Basement | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas 2 Yes Yes |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories Has Suite Has Basement Basement Exterior | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas 2 Yes Yes Full, Finished |
| Amenities Parking Spaces Parking Interior Interior Features Appliances Heating Stories Has Suite Has Basement Basement Exterior | 4 Double Garage Detached ensuite bathroom See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two Forced Air-2, Natural Gas 2 Yes Yes Full, Finished |

ConstructionWood, StuccoFoundationConcrete Perimeter

Additional Information

Date ListedJune 23rd, 2025Days on Market82ZoningZone 18

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Listing information last updated on September 13th, 2025 at 5:02am MDT