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

MLS® #E4443870

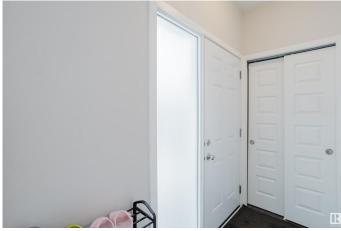
## \$899,900

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 <b>Exterior</b>	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 Market81ZoningZone 18

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Listing information last updated on September 12th, 2025 at 4:02am MDT