

\$949,900 - 8123- 8125 83 Avenue, Edmonton

MLS® #E4423686

\$949,900

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

Idylwylde, Edmonton, AB

This fully renovated legal 4-plex in Idylwylde generates \$6,300/month, making it a turnkey investment. Three of the units offer 3 bedrooms, while one basement unit features 2 bedrooms. The upper suites include 1.5 baths, and the basement suites have 1 full bath. Over \$230,000 has been invested in upgrades, including new kitchens, flooring, plumbing, electrical, and a new roof. Located steps from Bonnie Doon Mall, the LRT, and U of A's Campus Saint-Jean, this property benefits from strong tenant demand and steady appreciation. With separate laundry in each suite, modern updates, and a prime location, this is the perfect mix of cash flow and long-term equity growth—a rare opportunity in one of Edmonton's most sought-after investment areas.

Built in 1971

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4423686 |
| Price | \$949,900 |
| 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 | On Street Parking, Hot Water Natural Gas, Walk-up Basement, See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, See Remarks, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------|
| Elementary | st. James catholic |
|------------|--------------------|

Middle kenilworth school
High WP Wagner

Additional Information

Date Listed March 3rd, 2025
Days on Market 32
Zoning Zone 18

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