

# \$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
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Middle kenilworth school  
High WP Wagner

### **Additional Information**

Date Listed March 3rd, 2025  
Days on Market 11  
Zoning Zone 18

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