

# \$924,900 - 8123- 8125 83 Avenue, Edmonton

MLS® #E4423686

## \$924,900

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

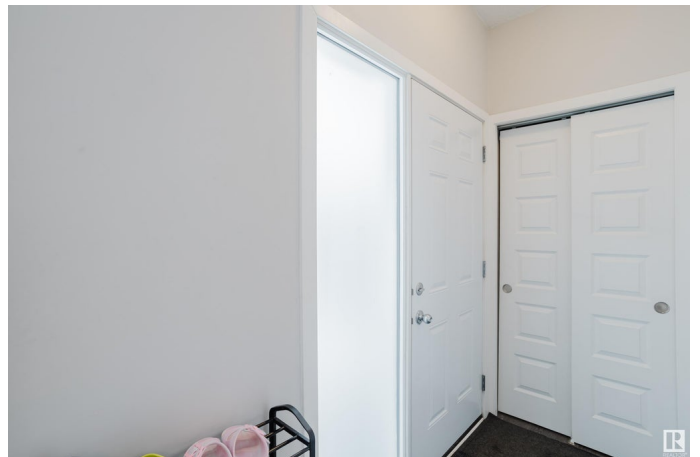
Idylwylde, Edmonton, AB

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          | \$924,900 |
| 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   | 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 40

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS<sup>®</sup> 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<sup>®</sup>, REALTORS<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup>)

Listing information last updated on April 12th, 2025 at 8:02am MDT