

\$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 50

Zoning Zone 18

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

Listing information last updated on April 22nd, 2025 at 6:47am MDT