# \$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.

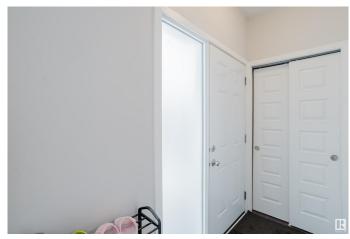
Built in 1971

#### **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

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 See Remarks

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Public Transportation, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 23rd, 2025

Days on Market 11

Zoning Zone 18

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