\$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 growthâ€"a rare opportunity in one of Edmonton's most sought-after investment areas.



Essential Information

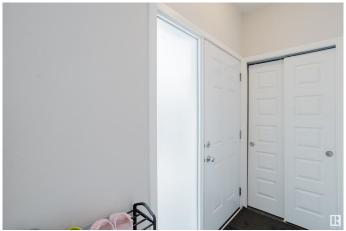
MLS® # E4423686 Price \$949,900

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 & T

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

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 4th, 2025 at 3:32pm MDT