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

Built in 1971

#### **Essential Information**

MLS® # E4423686 Price \$924,900

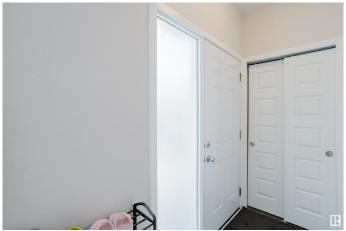
Bedrooms 10
Bathrooms 5.00
Full Baths 4

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 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 33

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 5th, 2025 at 5:32am MDT