

## \$889,400 - 8123 8125 83 Avenue, Edmonton

MLS® #E4460705

**\$889,400**

10 Bedroom, 5.00 Bathroom, 1,996 sqft

Single Family on 0.00 Acres

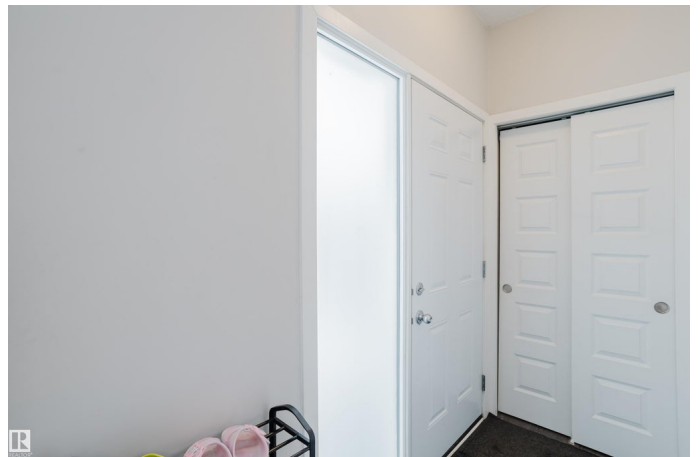
Idylwylde, Edmonton, AB

A rare opportunity in Idylwylde: this extensively renovated legal 4-plex blends reliable income with long-term upside. The property offers two 3-bed/1.5-bath suites upstairs, plus one 3-bed and one 2-bed suite in the basement, each with a full bath—an ideal mix for families and professionals seeking space and affordability. Over \$230,000 has been invested into kitchens, flooring, electrical, plumbing, and a new roof, delivering a low-maintenance, turn-key asset. Each unit features separate laundry and modern finishes, with layouts designed for livability and strong tenant appeal. A double detached garage adds value, while the unused rear yard provides clear potential for extra parking, RV storage, or future development. Steps from Bonnie Doon Mall, the LRT, and Campus Saint-Jean, this location ensures consistent demand in a proven rental corridor. An exceptional opportunity to secure both stability and growth in one of Edmonton's most established neighborhoods

Built in 1971

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460705  |
| Price    | \$889,400 |
| 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 & Gravel                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 18           |

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Listing information last updated on November 4th, 2025 at 4:32pm MST