

\$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

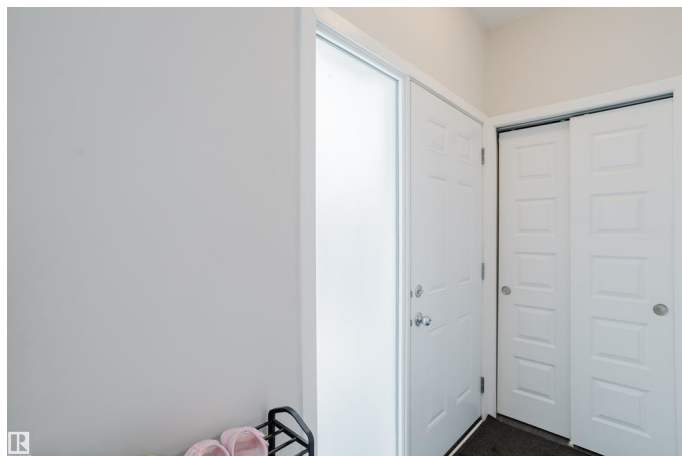
Built in 1971

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	3
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 October 5th, 2025 at 8:02pm MDT