# \$924,900 - 8123- 8125 83 Avenue, Edmonton

MLS® #E4423686

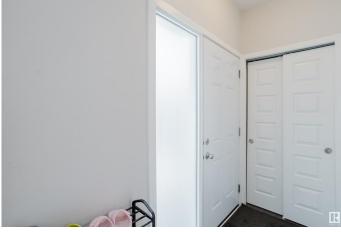
#### \$924,900

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                |
|------------|---------------------|
| Туре       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Bungalow            |
| Status     | Active              |

## **Community Information**

| Address     | 8123- 8125 83 Avenue |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | ldylwylde            |
| 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   | Double Garage Detached  |

### Interior

| ensuite bathroom   |
|--|
| Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
|  |
| Forced Air-2, See Remarks, Natural Gas                                       |
| 0  |
| 2  |
| Yes  |
| Yes  |
|  |
| Full, Finished   |
|  |

## Exterior

| Exterior          | Wood, Stucco   |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, |
|                   | Shopping Nearby, See Remarks                                   |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## **School Information**

Elementary st. James catholic

Middle kenilworth school High WP Wagner

### **Additional Information**

Date ListedMarch 3rd, 2025Days on Market58ZoningZone 18

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Listing information last updated on April 30th, 2025 at 4:17pm MDT