\$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 bathâ€"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

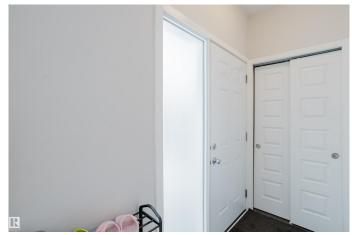


Essential Information

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 & T

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025

Days on Market 32

Zoning Zone 18

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