



BONNIE-DOON 4-PLEX

8123 8125 83 ave



PROPERTY OVERVIEW

Fully renovated legal 4-plex in Idylwylde with three 3-bedroom suites and one 2-bedroom unit. Over \$230K in upgrades—kitchens, flooring, electrical, plumbing, and roof—make this a turnkey, low-maintenance investment. Each suite has laundry and modern finishes, plus a double garage. Steps from Bonnie Doon Mall, LRT, and Campus Saint-Jean, this property offers strong cash flow in a high-demand rental area.

Address 8123 8125 83 ave.,
Edmonton

Legal Description 6101NY / 34 / 32A

Neighbourhood Idylwylde

Year Build 1971

Structure Wood frame, stucco/brick

Zoning RF3

Site size 7283 Square feet

Building Size 1996.4 sq.ft.

Total Units 4

Bachelor 0

1BR 0

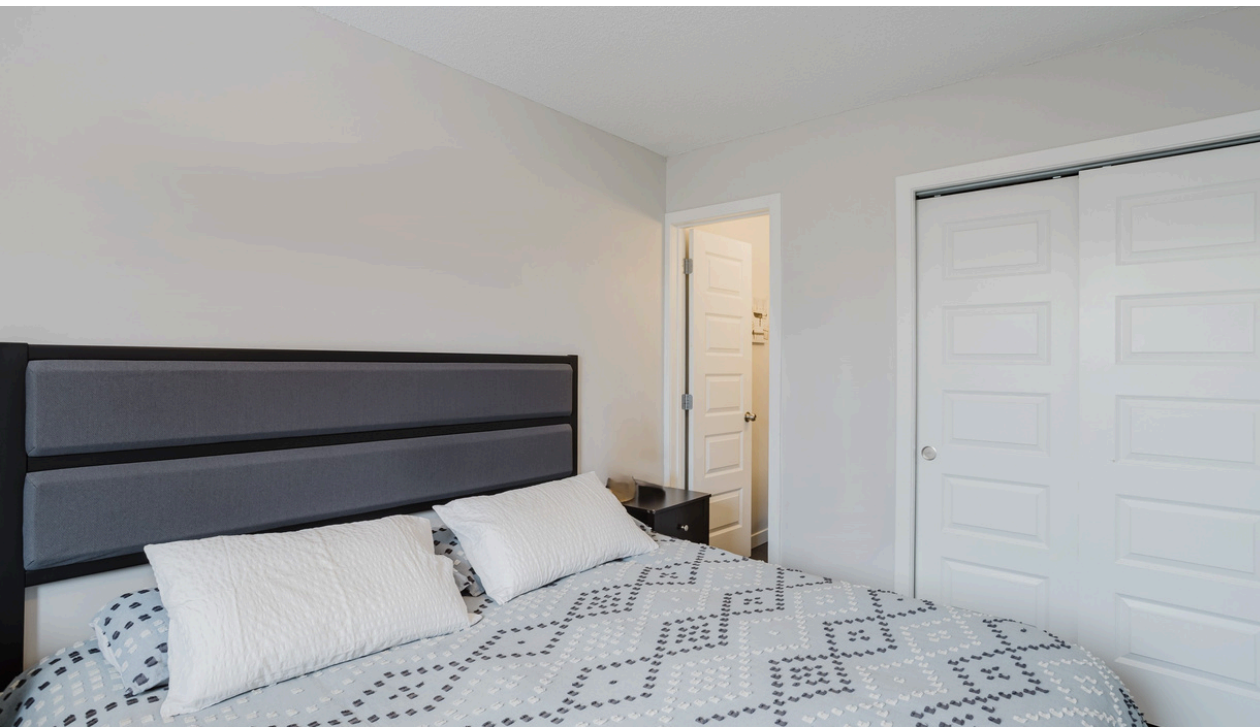
2BR 1

3BR 3

Parking 6

LIST PRICE \$889,400





PROPERTY HIGHLIGHTS

Tenant Profile

This legal 4-plex attracts a balanced mix of tenants, with three 3-bedroom units suited for families and working professionals, plus a 2-bedroom suite ideal for students or couples. Separate laundry in each suite, modern finishes, and proximity to schools, transit, and shopping support stable, long-term tenancy.

Buyer's Expectations

Buyers can expect a fully renovated, turnkey 4-plex that balances strong cash flow with long-term stability. Featuring three 3-bedroom units and one 2-bedroom suite, this property appeals to families, professionals, and students alike. Legal compliance, quality upgrades, and consistent rental demand ensure predictable income, minimal maintenance, and the peace of mind that comes with owning in a proven rental corridor.

Property Condition

With over \$230,000 in renovations, this 4-plex has been comprehensively updated for modern living and longterm performance. Improvements include new kitchens, baths, flooring, plumbing, electrical, and a new roof. Each suite features in-suite laundry, upgraded finishes, and separate utilities. Backed by legal compliance and refreshed mechanicals, it offers investors a low-maintenance, worry-free asset positioned to hold its value for years to come

Bonus Items

The property's value is enhanced by a double detached garage, ideal for added rental income, storage, or tenant use. Each suite benefits from private laundry, boosting tenant satisfaction and reducing turnover risk. Full legal 4-plex compliance, extensive renovations, energy-efficient systems, and thoughtful upgrades provide buyers with confidence. It's a versatile, high-quality asset that strengthens cash flow and long-term portfolio growth.

LOCATION OVERVIEW

Situated in Idylwylde, one of Edmonton's most desirable and accessible neighborhoods, this property benefits from unmatched connectivity and lifestyle amenities. Located steps from Bonnie Doon Mall, it offers tenants retail, dining, and services within walking distance. The upcoming LRT expansion ensures direct, reliable access to downtown, making it highly attractive for commuters. The University of Alberta's Campus Saint-Jean is minutes away, providing consistent rental demand from students and staff. Surrounding parks, schools, and community centers make the area equally appealing to families and professionals. Major roadways like Whyte Avenue, 75th Street, and the Sherwood Park Freeway provide quick access to key city destinations. Combining walkability, transit access, and proximity to education and employment hubs, Idylwylde offers a stable tenant pool and strong long-term appreciation potential.



Amenities

- Bonnie Doon LRT
- Public Library
- Tennis and Pickleball Courts
- Public Health Centre

Schools

- MaKami College
- Math and Reading Centre
- Playschool
- Sports school (Vimy Ridge)
- Rutherford school

Retail

- Bonnie Doon Mall
- Safeway
- Pharmacy
- Showcase
- Optometry

Restaurants

- Ragazzi Bistro Italiano
- Sushi Cafe Madang
- Chick N Flames
- Irish Pub
- Café Bicyclette

NEIGHBOURHOOD DEMOGRAPHICS



~ 4,975
Population



10%
Population growth
(2021-2023)



\$111,110
Household
Income
(CMA)



41
Median
Age

FINANCIAL ANALYSIS

Purchase Price	\$889,400
Down Payment	20% \$177,880
Legal	\$1,500
Inspection	\$700
Contingency Fund	\$5,000

Amortization	30
Rate	4.50%
Term	5
Type	Variable

Total Investment	\$185,080
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Payment	\$3,605
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Monthly Expense Budget For First Year

Revenue (Rent)

	Utilities Included	Monthly	Annual
Main Floor	Yes	\$1,600	\$19,200
Unit B	Yes	\$1,500	\$18,000
Unit C	Yes	\$1,925	\$23,100
Unit D	Yes	\$1,425	\$17,100

Total	\$6,450	\$77,400
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Expense

	Monthly	Annual
Mortgage	\$3,605	\$43,262
Tax	\$658	\$7,897
Insurance	\$296	\$3,557
Utilities	\$1,000	\$12,000

Management	0%	\$0	\$0
Vacancy	5%	\$323	\$3,870
Repairs	5%	\$323	\$3,870
Total		\$6,205	\$74,456

Profit

	Monthly	Annual
Cashflow (Strict Profit)	\$245	\$2,944
Reserve Fund Contribution	\$645	\$7,740

Total Profit	\$890	\$10,684
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ROI SUMMARY

5	Year	Projection
Mortgage Paydown		\$62,913 32%
Cash Flow / Reserve		\$63,134 32%
Market Growth		\$141,658 71%
Total ROI		\$267,706 134%

Assumptions

Market Growth	3.0%
Rental Inflation	3.0%

Cash on Cash Yield

** Cashflow / Investment **	1.59%
	4.18%

Total Profit	\$890	\$10,684	5.77% Yield
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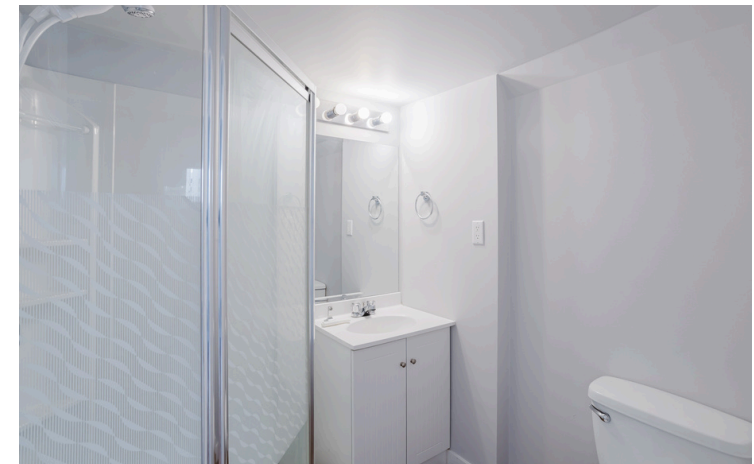
5.77%
Cash on
Cash Yield



\$890
Cashflow



\$889,400
List Price



EDMONTON ADVANTAGE

Edmonton is an incredibly desirable city for investors because the rents and purchase prices produce the highest cashflow yields of any major Canadian city. Combined with the most landlord friendly laws in the country and the lowest tax implications, Edmonton is a great place for steady and predictable return on investment. The city attracts migration from across Canada, all of those new people drive the Real Estate and rental markets.



TAX ADVANTAGES

- No provincial sales tax (only GST applies).
- Lower property taxes than many other Canadian cities.
- Alberta has one of the lowest corporate tax rates in Canada.
- No land transfer tax
- No vacancy tax

LAND-LORD FRIENDLY

- Alberta has some of the most balanced and investor-friendly tenancy laws in Canada.
- Fixed term leases automatically expire.
- 90 day's notice to vacant on month to month leases at landlord's discretion.

AFFORDABILITY

- Home prices in Edmonton are significantly lower indexed to rents when compared to other major Canadian cities.
- Higher cashflow potential on rental properties.

HIGH RENTAL DEMAND & YIELDS

- A growing student population (University of Alberta, NAIT, MacEwan) and energy sector workers create consistent rental demand.
- Vacancy rates are tightening, supporting strong rental returns.

POPULATION GROWTH

- Edmonton is one of Canada's fastest-growing cities, largest in migration from all other Canadian provinces.
- Steady population growth projected for the next 15-20 years ensures long-term stability.

RESILIENT ECONOMY

- Edmonton is the government and education hub of Alberta.
- Major industries include energy, healthcare, technology, logistics, and defense.
- Safe, stable real estate market compared to overheated regions.

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