

## \$465,000 - 114 10309 107 Street, Edmonton

MLS® #E4456628

**\$465,000**

1 Bedroom, 2.00 Bathroom, 1,499 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Step into a one-of-a-kind downtown pied-à-terre loft that combines architectural heritage with an inviting sense of home. Located in the celebrated 7th Street Lofts, this 1+1 den, 2-bathroom residence sits within the former John Deere Warehouse—a 1929 brick-and-timber building thoughtfully converted by Dub Architects in 2005 & honoured w/ awards such as the Cornerstone Award for Building Heritage (2013). Spanning approx 1500sqf over two levels, the space balances character & comfort w/ exposed brick, soaring 15'™ ceilings on the main floor, 10'™ ceilings w/ polished concrete below, & abundant natural light throughout. A spacious staircase w/ original warehouse entry adds charm & flexibility, while a new designer kitchen w/ quartz countertops, two fully renovated washrooms, custom wardrobes, & new washer/dryer make daily living effortless. With three private entrances, the loft feels more like a townhouse. Just steps from the Ice District, MacEwan University, NorQuest College, & the lively 104 st Promenade.

Built in 1928

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4456628  |
| Price  | \$465,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,499             |
| Acres          | 0.00              |
| Year Built     | 1928              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 114 10309 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1K3              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| # of Stories | 3                                                                |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Concrete, Brick                                               |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                   |
| Construction      | Concrete, Brick                                               |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$664               |

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Listing information last updated on September 18th, 2025 at 3:17am MDT