

\$380,000 - 384 Erb Street W Unit# 404, Waterloo

MLS® #40762121

\$380,000

2 Bedroom, 1.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

415 - Uptown Waterloo/Westmount, Waterloo, Ontario

Welcome to Unit 404 at Spruce Villas in the highly desirable Westmount neighbourhood. Experience the best of Waterloo with this prime location! This spacious unit offers just over 1,000 square feet of great living space for you and your family to enjoy. Step into a large, inviting foyer that leads to an open-concept living area with beautiful recently installed hardwood floors. The kitchen is a chef's delight, featuring ample cabinetry, generous counter space and stainless steel appliances, including a new refrigerator and stove. It seamlessly overlooks the dedicated dining area and a bright, expansive living room, with large windows bathing the unit with plenty of natural light. This unit includes two comfortable bedrooms, a renovated bathroom and convenient in-suite laundry with a new washer and dryer. For your peace of mind, two new air conditioners, electrical systems, a water heater and a water softener have all been updated within the last five years. Additional conveniences include one parking spot with a covered carport and a dedicated storage locker. Residents of Spruce Villas can also enjoy building amenities such as a party room and an exercise room with sauna! Enjoy easy access to everyday essentials at Beechwood Centre, extensive shopping and dining options at Costco and The Boardwalk and the vibrant boutique stores, cafes, and entertainment of Uptown Waterloo. Nature enthusiasts will appreciate the proximity to



Waterloo Park, while fitness and recreation opportunities abound at the Waterloo Memorial Rec Complex. Golf aficionados will love the premiere experience offered by the nearby Westmount Golf & Country Club, just around the corner. Book your private showing today!
(id:6289)

Built in 1988

Essential Information

Listing #	40762121
Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,012
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Condominium

Community Information

Address	384 Erb Street W Unit# 404
Subdivision	415 - Uptown Waterloo/Westmount
City	Waterloo
Province	Ontario
Postal Code	N2L1W6

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools, Shopping, Exercise Centre, Party Room
Features	Southern exposure, Paved driveway
Parking Spaces	1
Parking	Carport, Covered
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Electric Baseboard heaters

Cooling	Wall unit
# of Stories	1

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	EXP REALTY
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