

\$349,000 - 1501 - 318 Spruce Street, Waterloo

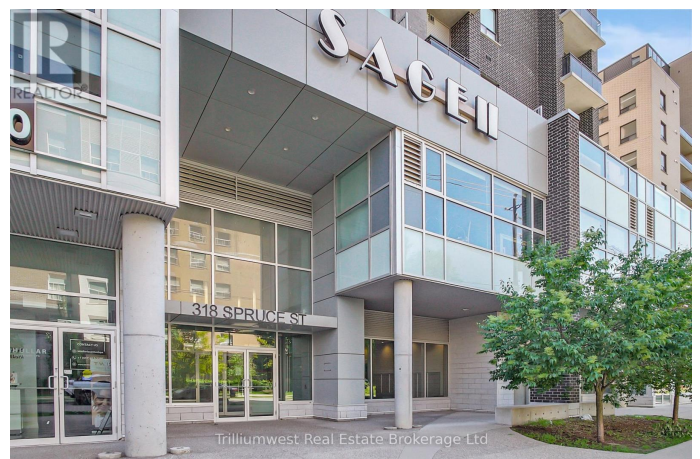
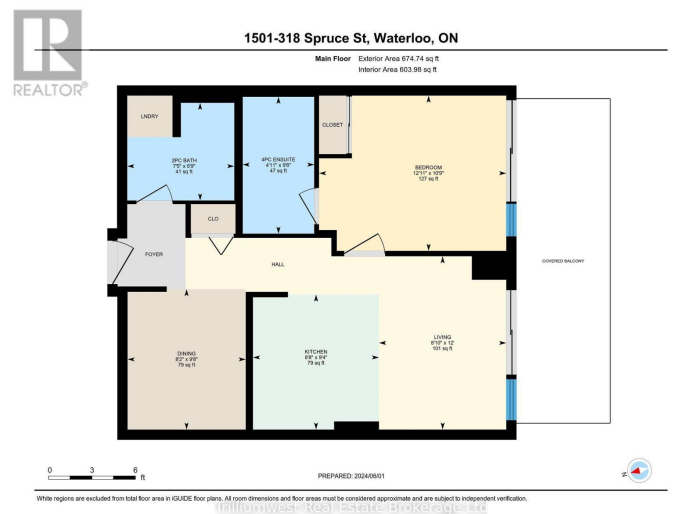
MLS® #X12464513

\$349,000

1 Bedroom, 2.00 Bathroom,
Single Family

N/A, Waterloo, Ontario

Imagine sipping your morning coffee or unwinding in the evening on your private, oversized balcony with unobstructed views of Wilfred Laurier University and the vibrant University District. Welcome to unit 1501, an ideal 700+ sq/ft 1 bedroom plus den, 2 bathroom unit perfect for professionals, students, first-time buyers, or savvy investors. Discover what makes this feel like home: -A versatile layout featuring a bonus den perfect for a home office. -Modern kitchen with granite countertops. - Open-concept living space flows seamlessly onto the large balcony. -Amazing building amenities including a large gym, party/study room, rooftop patio and dining options just an elevator ride away. -Located steps from Laurier University, a multitude of cuisine options, LRT and GRT stops and a short jaunt to Conestoga Mall. Don't miss this opportunity to perfectly balance comfort and a premier location. Imagine sipping your morning coffee or unwinding in the evening on your private, oversized balcony with unobstructed views of Wilfred Laurier University and the vibrant University District. Welcome to unit 1501, an ideal 700+ sq/ft 1 bedroom plus den, 2 bathroom unit perfect for professionals, students, first-time buyers, or savvy investors. Discover what makes this feel like home: -A versatile layout featuring a bonus den perfect for a home office. -Modern kitchen with granite countertops. - Open-concept living space flows seamlessly onto the large balcony. -Amazing building amenities including a large gym,



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Essential Information

Listing #	X12464513
Price	\$349,000
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1501 - 318 Spruce Street
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L0E9

Amenities

Amenities	Public Transit, Place of Worship, Schools, Exercise Centre, Party Room, Visitor Parking
Features	Elevator, Balcony, Carpet Free
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	View

Interior

Heating	Electric Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick Veneer, Concrete
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Foundation

Concrete

Listing Details

Listing Office

Trilliumwest Real Estate Brokerage Ltd



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