

\$759,900 - 558 Sprucehill Avenue, Waterloo

MLS® #40769420

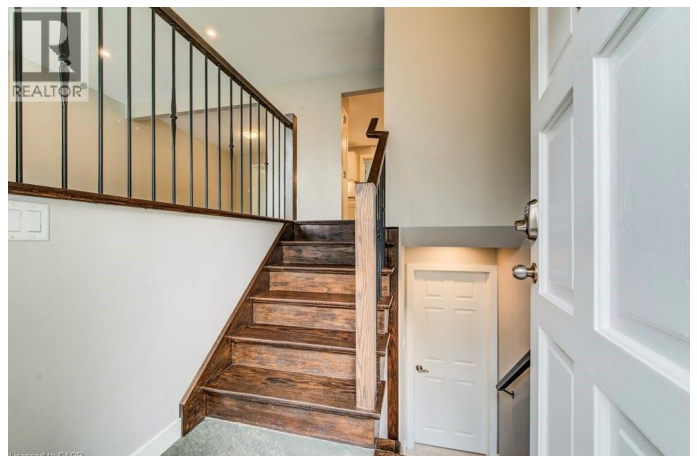
\$759,900

4 Bedroom, 0.00 Bathroom, 1,342 sqft

Multi-family on 0.00 Acres

421 - Lakeshore/Parkdale, Waterloo, Ontario

Smart two-unit split-entry bungalow offering spaciousness, income, and convenience. The sunlit upper level has three bedrooms, a family-room addition, and a beautifully renovated kitchen that anchors daily living. The lower suite is a true 1 bedroom with full kitchen/dining/living and large windows that feel warm and inviting; currently rented at \$1,800+ per month to offset your mortgage (upper unit comes vacant). Location is excellent with quick access to the Expressway, desirable schools, public transit including iXpress to the University of Waterloo, shopping, proximity to St. Jacobs Market, walking distance to LRT. Ideal for first-time buyers or investors seeking a turnkey setup with flexibility and value. (id:6289)



Essential Information

Listing #	40769420
Price	\$759,900
Bedrooms	4
Bathrooms	0.00
Square Footage	1,342
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	558 Sprucehill Avenue
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Subdivision	421 - Lakeshore/Parkdale
City	Waterloo
Province	Ontario
Postal Code	N2L4V7

Amenities

Parking Spaces	4
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Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Construction	Wood frame

Listing Details

Listing Office	RE/MAX SOLID GOLD REALTY (II) LTD.
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